



**GRASSROOTS**

REALTY GROUP

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**8 Anderson Close  
Whitecourt, Alberta**

**MLS # A2297822**



**\$1,799,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	10,776 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	residential condo
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Shed

Two 4 unit 2 storey townhouse 3 bedroom condo units seperate titles owned by one owner with no condo fees in excellent pride of ownership condition and good tenant appeal allowing for little turn over. The only common area is the lane access to back of each unit. Triple M manufactured and still retains 10 year structural warranty. 1346 sf affords comfortable living with a 1/2 bath on Main and two full bathrooms in upstairs . 6 units are basement developed with high windows and another full bath. Fridge stove washer dryer dishwasher microwave and window coverings are included. Excellent revenue property with proforma available. can be condominiumized and sold as seperate units. shed hs about \$5,000.00 in spare parts.. 6.7% cap rate.