



GRASSROOTS
REALTY GROUP

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3832 47 Street
Red Deer, Alberta

MLS # A2304392



\$909,000

Division:	Eastview		
Type:	Commercial/Multi Family		
Style:	-		
Size:	4,733 sq.ft.	Age:	1979 (47 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.22 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	Brennan Apartments
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 6 Fridges, 6 Stoves, 1 coin washer & dryer

INVESTORS! This well-maintained 6-plex in the desirable Eastview subdivision (South Red Deer) is fully rented and situated on a large ~75 x 125 ft lot. The property features a strong unit mix, including five 2-bedroom suites and one 1-bedroom suite. Each unit is separately metered, with tenants responsible for their own power. The building exterior has been updated and showcases durable vinyl siding, vinyl windows, and a pitched asphalt shingle roof. Interior suites have seen varying levels of renovations over the years. All units offer exterior access, with upper-level suites featuring private balconies. At the rear, you'll find a paved parking area with energized stalls and a separate common laundry room, for tenant convenience.