



GRASSROOTS
REALTY GROUP

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2931 28 Avenue S
Lethbridge, Alberta

MLS # A2310420



\$1,600,000

Division:	West Mayor Magrath Dr		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	5,744 sq.ft.	Age:	2014 (12 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-50
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 4 fridges, 4 stoves, 4 dishwashers, 4 microwave hood fans, 4 deep freezers, 4 coin operated washers and dryers, all window coverings (excluding tenants personal drapery if any), all furnishings included as is/where is (excluding tenants own if any).

Investment opportunity! Student housing within walking distance to the College. Built in 2014 this building has been kept in immaculate condition and run during the school year at full capacity. All 4 units have a total of 5 bedrooms and 4 bathrooms. There are 3 bedrooms on the upper floor and a full bathroom with the largest room having a half bath. The basement has 2 bedrooms and a full bath plus the laundry room. The main floor has the kitchen and living area with a half bath and ample size storage room. All units are furnished and will be sold as is. There is a single garage that measures approx. 14'x30' and a double that measures approx. 24'x24', these can also be rented out. Don't miss out on this turn key investment opportunity!