



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

4715 45 Street  
Lloydminster, Saskatchewan

MLS # A2311062



**\$399,900**

Division:	East Lloydminster		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	1,712 sq.ft.	Age:	1978 (48 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: None

Make your move! Opportunity presents to build your own equity with improvements in the busy Lloydminster multi-family, rental marketplace. This centrally located 4-plex property has three, two bedroom units and one, one bedroom unit with shared laundry. This property will be SOLD 'as is - where is'. Appliances for each unit are included. Flooring, balcony railings, shingles and most of the windows have been updated, the seller does have the remaining windows and will provide them to a purchaser for their own future install. Boiler heat and separate electric meters for each unit. Storage shed for yard equipment. Plenty of off-street parking and rear alley access. Each of the units are currently tenant occupied &ndash; do not ask the tenants questions and do not attend this property without a scheduled appointment with a Realtor&reg;. A minimum of 48 hours of notice is requested for viewings so proper notices can be posted at the building, there will be no showings permitted on Sundays or Statutory holidays.