



GRASSROOTS
REALTY GROUP

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1-8, 4504 56A Avenue
Lloydminster, Alberta

MLS # A2316743



\$879,000

Division:	West Lloydminster		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	3,600 sq.ft.	Age:	1962 (64 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water

Floors: -

Roof: -

Basement: -

Exterior: Wood Frame

Foundation: -

Features: -

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: R4

Utilities: -

Inclusions: N/A

This 8-suite apartment rental building is just the opportunity you have been looking for. There are 5 (2 bedroom) units and 3 (1 bedroom) unit in the building. This building has been well maintained over the years with improvements and upgrades to the heating system, added insulation in attic space, PVC windows, metal roofing- three suites have been renovated over the last few years, with one suite undergoing an entire makeover in the last 2 years. The building has two units that have been rented as Airbnb short term rentals with the balance of the units rented on monthly rental agreement. This is a well-managed building with great potential.