



GRASSROOTS
REALTY GROUP

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1, 1901 52 Avenue
Lloydminster, Alberta

MLS # A2320010



\$979,950

Division:	College Park		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	5,032 sq.ft.	Age:	2005 (21 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: N/A

Exceptional multi-family investment opportunity tucked away in a quiet cul-de-sac in College Park. Situated within an established residential neighbourhood near College Park Lake, walking paths, and College Park K-9 School, this well-maintained 6-unit apartment building offers a rare opportunity to add a quality income-producing asset to your portfolio. One of only six buildings in the complex, this bi-level property offers a total of 5,032 square feet of living space across six self-contained two-bedroom units. Each suite features a functional kitchen with separate dining area, spacious living room, full bathroom, in-suite laundry, and all six major appliances. Three upper units provide 2,516 square feet of above-grade living space, complemented by three lower suites, creating an appealing layout for tenants. With its quiet setting and proximity to parks, schools, and amenities, this property presents an excellent opportunity for both seasoned investors and those looking to enter the multi-family market. Opportunities like this are few and far between. Don't miss your chance to own a well-cared-for investment property in one of Lloydminster's most established neighbourhoods.