



GRASSROOTS
REALTY GROUP

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4816 52 Street
Wetaskiwin, Alberta

MLS # A2326076



\$959,000

Division:	NONE		
Type:	Commercial/Multi Family		
Style:	-		
Size:	5,760 sq.ft.	Age:	1968 (58 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	-		

Inclusions:	N/A
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Excellent investment opportunity with this fully occupied, 8-unit apartment building featuring 5 one-bedroom, one bath and, 3 studio suites. Fully renovated in 2024, including roof and mechanical systems. All suites have been fully updated with new kitchens, bathrooms, appliances, and drywall. Situated in a quiet safe neighborhood walking distance to shopping, banks, public transit, and everyday amenities, offering strong rental appeal. The desirable location and efficient unit mix provide solid income for investors seeking a turnkey multi-family property in a convenient, amenity-rich area. All units are rented with long-term tenants.