



GRASSROOTS
REALTY GROUP

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4906-4914 49 Street
Berwyn, Alberta

MLS # A2326530



\$400,000

Division:	NONE		
Type:	Multi-Family/Row/Townhouse		
Style:	Attached-Side by Side		
Size:	4,320 sq.ft.	Age:	1971 (55 yrs old)
Beds:	-	Baths:	-
Garage:	Gravel Driveway, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Laminate, Linoleum	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	-	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: NA

Great investment property that is highly desired in the current rental market - 4 units at less then \$110,000 a door and at an attractive rental rate of \$1000 per door. The units have their own services and are complete with 3 bedroom ranging from 14 X 8 to 12 X 10, a 4 piece and a 2 piece bathroom, a large basement area that is unfinished and contains mechanical and laundry. Each unit has its own front and rear porch, rear yard that is fenced with chain link and is approx 18 X 50 for the two interior units, 24 X 50 for the north unit and 38 X 50 for the south unit. There is a gravel parking pad at the front of each unit and capable of holding two smaller vehicles. the units are easy to rent and the building is currently full so if you hear the investment market calling out to you then this is a prime opportunity to add to your current portfolio or begin with your first. The sign is up!! Call today!!