



GRASSROOTS
REALTY GROUP

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5202 49 Street
Lloydminster, Alberta

MLS # A2330835



\$750,000

Division:	West Lloydminster		
Type:	Multi-Family/Triplex		
Style:	Bi-Level		
Size:	2,202 sq.ft.	Age:	2013 (13 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Concrete Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Floor Furnace, Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	-	Zoning:	MDR
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Opportunity presents! An excellent investment opportunity in the busy Lloydminster rental market with this fully rented, 2013 construction, multi-family Tri-plex! Centrally located, very close to downtown and all amenities, each unit includes two off-street, electrified parking stalls, a private balcony and the yard site is nicely landscaped. There is a garbage receptacle to ensure a tidy street presence. These units are spacious, open concept bi-level plans with tasteful finishings throughout. The landing is a convenient size with space available to have a bench or shoe storage at the entryway. Upstairs you are welcomed to the living, dining and modern kitchen with included stainless steel appliance package, a massive kitchen pantry for storage and a convenient two piece bath - so guests do not need to go downstairs into your bedroom space. There is tons of room here for any furnishing arrangements. Downstairs has two generously sized bedrooms, four piece bath, and laundry closet with included washer/dryer and the utility room which provides for convenient in-suite storage. Each unit has separate gas and electricity meters, there is one water meter for the property. Excellent tenant profile. All tenants are currently on month-to-month tenancies so a new owner can easily make adjustments to suit their own needs. Some of the tenants work days and others work night shift so showings on this property will be restricted to the hours of 4-6pm from Monday to Friday, with a minimum of 24-hours notice required to schedule viewings. Make your move!