



GRASSROOTS
REALTY GROUP

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4801, 4805 52 Street
Olds, Alberta

MLS # A2331220



\$1,249,000

Division:	NONE		
Type:	Commercial/Multi Family		
Style:	-		
Size:	1,868 sq.ft.	Age:	1975 (51 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.33 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Membrane	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	Mixed Use Node (MUN)
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: 8 Stoves, 8 Fridges, 8 Washers, 8 Dryers

Exceptional multi-family investment opportunity featuring two adjacent 4-plex buildings with separate Titles in a prime location, just minutes from Olds College. Each building offers four 2-bedroom, 1-bathroom suites, for a total of eight rental units, all complete with in suite washer and dryer. Each suite is separately metered for utilities, providing efficient operating costs and ease of management. Numerous capital improvements have been completed, including a Carlisle Sure-Weld 60 mil membrane roofing system, metal-clad mansards (2019), upgraded fibreglass front entry doors, replacement of all furnaces and renovations to the majority of kitchens and bathrooms. Exterior sewer and water service lines between the buildings and municipal connections have also been replaced. Ideally situated close to Olds College and local amenities, this well maintained income producing property offers investors a turnkey opportunity with quality upgrades already in place and strong long term rental appeal.