



GRASSROOTS
REALTY GROUP

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**A-E, 51 Ingram Park Drive
Brooks, Alberta**

MLS # A2336397



\$625,000

Division:	Ingram Park		
Type:	Commercial/Multi Family		
Style:	-		
Size:	3,079 sq.ft.	Age:	1976 (50 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Metal	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	RLD
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 5 Fridges, 5 Stoves, 5 Washers, 5 Dryers

TURNKEY INVESTMENT OPPORTUNITY! This maintained fiveplex in Brooks offers an excellent opportunity to add a fully occupied, income-producing property to your portfolio. Built in 1976, the property features five 2-bedroom units, each equipped with a fridge, stove, washer and dryer. The building is fully rented and generating approximately \$63,000 in annual gross rental income, with tenants responsible for their own gas and power while the owner pays water. Recent improvements include some newer windows and an updated metal roof, providing added peace of mind and long-term value. Located directly beside a playground in the established Ingram Park neighbourhood, this property offers a convenient setting for tenants and strong rental appeal. With five individual units, established tenancy, separate utility responsibility and recent exterior improvements, this is an attractive opportunity for investors seeking stable cash flow and long-term growth potential in Brooks. Fully rented. Strong income. Established property. Excellent investment opportunity.