



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3430 49 Avenue
Red Deer, Alberta

MLS # A2336874



\$5,500,000

Division:	South Hill		
Type:	Commercial/Multi Family		
Style:	-		
Size:	9,505 sq.ft.	Age:	2014 (12 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.42 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Asphalt Shingle
Basement:	-
Exterior:	-
Foundation:	Poured Concrete
Features:	-

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	R-M
Utilities:	-

Inclusions: 24 - Fridges, Dishwashers, Washers, Dryers, Microwave Hood Fans, Electric Stoves, A/C Units. Security System with Cameras.

Walker House is a well-maintained 24-unit multifamily property located at 3430 49 Avenue in Red Deer, within walking distance of shopping, restaurants, transit, parks and trails. Built in 2016, the property consists of 18 two-bedroom units, 3 two-bedroom + den units and 3 one-bedroom units, with no suites located at or below ground level. Each suite features its own furnace, hot water tank, A/C, in-suite laundry, dishwasher, private balcony and separately metered gas and electricity paid by the tenant. The building is serviced by an elevator and sprinkler system and includes 25 heated underground parking stalls plus 15 powered surface stalls. The property has been exceptionally well maintained with no significant outstanding capital improvements required and benefits from a stable, long-term tenant base. Current rents are below market, providing a purchaser with a strong opportunity to increase revenue and NOI within a newer, low-maintenance asset.