



GRASSROOTS
REALTY GROUP

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1, 9903 97 Street
Wembley, Alberta

MLS # A2342687



\$2,299,000

Division:	NONE		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	22,670 sq.ft.	Age:	1979 (47 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Forced Air, Natural Gas
Floors:	-
Roof:	-
Basement:	-
Exterior:	Mixed
Foundation:	-
Features:	-

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	RM
Utilities:	-

Inclusions: 23xStove, 23xFridge, 3xWasher, 3xDryer, All Maintenance Room Supplies/Tools

INVESTOR ALERT! 23 Suite 3 Floor Walk up apartment building. 6 - One bedrooms suites and 17 - Two bedroom suites, boiler room, maintenance/work room and office area. Laundry room on each floor. New roof 2025, new siding, railings and balconies recovered in 2015. 5 suites completely renovated with upgrades to most of the other 18 suites, newly renovated office area, newer flooring in laundry rooms, washer and dryers in 2018 in all 3 laundry rooms (one new washer May 2023 on second floor). 2016 upgraded fire alarm system and 2017 new hot water tank. Upgraded heating system 2024/2025. 23 Energized parking stalls. Price includes neighboring lot which is also used for additional parking