

## 587-777-7276

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## 1-66 ATHENS Road Blackfalds, Alberta

MLS # A2189114



\$8,000,000

Division:	Aurora		
Type:	Multi-Family/Row/Townhouse		
Style:	Bi-Level		
Size:	18,825 sq.ft.	Age:	2017 (8 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Bldg Name: -High Efficiency, Forced Air, Natural Gas Floors: Water: Public Carpet, Laminate, Linoleum Roof: Sewer: **Public Sewer** Asphalt Shingle **Basement:** LLD: Finished, Full **Exterior:** Zoning: Concrete, Vinyl Siding, Wood Frame R2 Foundation: **Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connec **Poured Concrete** 

Features: -

Inclusions: 25 STOVES/FRIDGES/MICROWAVES/DISHWASHERS/WASHERS/DRYERS/WINDOW COVERINGS

INVESTORS! 25 Fully rented bi-level style townhomes in Blackfalds. Built in 2017, these townhomes are 3 bedroom bi-level style units and come complete with stainless steel stove/fridge/dishwasher/microwave, washer, dryer, window coverings. They all have a private rear yard fenced in vinyl fencing with a rear gravel parking pad. All are separately titled, separately metered for utilities (tenants pay all) and could be sold individually in time. Tenants are responsible for their own snow removal and yard care. There is a first mortgage on the property that could be assumed if desired. Property has been well cared for. Balance of 10 year New Home Warranty for new owner. This is an incredible investment with great upside potential. Seller will carry 2nd mortgage.