

INVESTMENT OPPORTUNITY

FOR SALE

2711 20 STREET, DELBURNE, ALBERTA

SIX-PLEX APARTMENT



LOCATION:

Delburne, AB



LOT SIZE:

4,160 Sq Ft



ZONING:

R2 - Gen Residential



LISTING PRICE:

\$495,000.00

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THE PROPERTY

2711 20 STREET, DELBURNE

INVESTMENT OPPORTUNITY

This six unit multi family is available for sale in Delburne Alberta. Fantastic Location on one of the main roads with easy access to Highway 21.

Property features:

- » Fantastic Location with all the amenities within walking distance
- » 4,160 SF in size
- » Excellent investment opportunity
- » Private gravel lot for parking
- » Additional street parking in the front

Six-plex Condo features:

- » 2 - one-bedroom units
- » 4 - two-bedroom units
- » 2 units have in suite laundry
- » 100% occupied by tenants
- » Well maintained building
- » Situated on 0.25 acres

The property is listed for sale at \$495,000.



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RE/MAX
COMMERCIAL
PROPERTIES

DETAILS/PHOTOS



PROPERTY DETAILS

| | |
|-------------------------|--|
| MUNICIPAL: | 2711 20 Street, Delburne, Alberta |
| LEGAL LAND DESCRIPTION: | Plan: 1923HW Block: 13, Lot: 2 |
| TOTAL SIZE: | Size of property <ul style="list-style-type: none">• Building size = 4,160 SF• Property Size = 0.25 Acres |
| ZONING: | R2 - Gen Residential |
| PARKING: | Gravel stalls / 6 spots |
| SALE PRICE: | \$495,000.00 |
| TAXES: | \$TBD |



FINANCIALS

RENT ROLL

| Unit # | Unit Type | Current Rent | Stabilized Rent |
|----------------|---------------|--------------------|--------------------|
| 1 | 2 Bed /1 Bath | \$900.00 | \$900.00 |
| 2 | 1 Bed /1 Bath | \$750.00 | \$800.00 |
| 3 | 1 Bed /1 Bath | \$850.00 | \$850.00 |
| 4 | 2 Bed /1 Bath | \$950.00 | \$950.00 |
| 5 | 2 Bed /1 Bath | \$825.00 | \$900.00 |
| 6 | 2 Bed /1 Bath | \$800.00 | \$900.00 |
| Monthly | | \$5,075.00 | \$5,300.00 |
| Annual | | \$60,900.00 | \$63,600.00 |



LOCATION / MAP



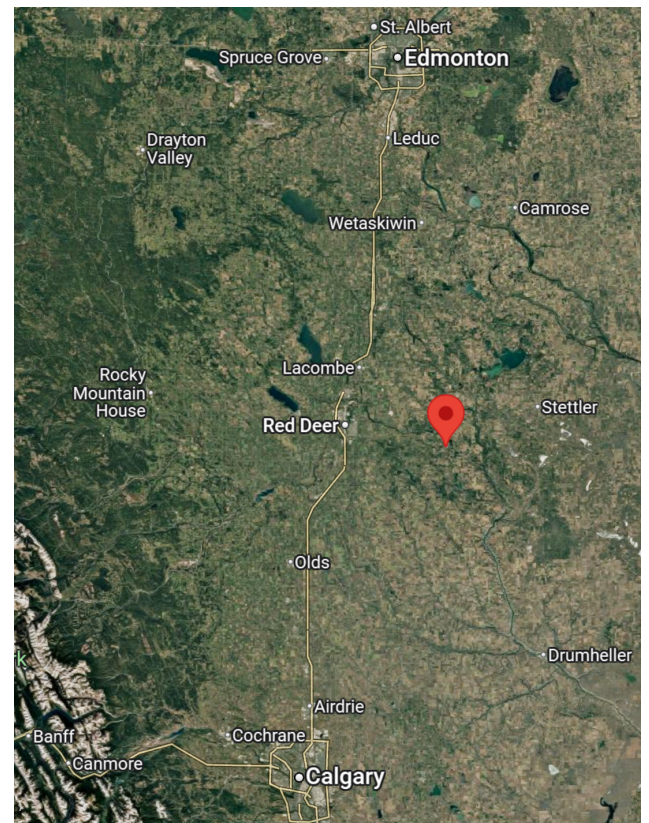
DELBURNE, ALBERTA

A village in Central Alberta, Canada, located approximately 47.8 kilometers East of Red Deer along Highway 595. Distances from major cities:

Edmonton - 192 Kilometers (2 hr 8 min)

Calgary - 183 Kilometers (1 hr 50 min)

Red Deer - 47.8 Kilometers (36 min)



CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



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