



Copperstone Manor

4943 Chalmers Av, Swan Hills, AB T0G 2C0



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Copperstone Manor

\$1,440,000

PRICED TO SELL WITH MOTIVATED SELLER!! Own Copperstone Manor with a 9.33% Cap Rate with excellent cashflows. This 24 suite apartment building was significantly renovated in 2019 with new luxury vinyl plank flooring throughout the suites; new paint; new bathrooms; new kitchen countertop and tile backsplash; new fire rated doors throughout, upgraded LED lighting, and too much to list. There is an excellent mix of 18 One Bedroom plus 6 Two Bedroom suites. Many suites are fully furnished. Excellent mix of tenants. Each suite is individually metered for electricity. New Hot Water Tank installed in...

- Excellent 9.33% Cap Rate for Great ROI
- Substantially updated in 2019
- Exceeds 1% Rent Rule = Strong Cash Flows
- May qualify for up to 95% LTV CMHC MLI Select Insurance program
- Excellent mix of tenants: medical professionals, oil & gas field workers, forestry workers, retirees, corporate tenants, teachers, and locals
- On site caretaker



Price: \$1,440,000

No. Units: 24

Property Type: Multifamily

Property Subtype: Apartment

Apartment Style: Low Rise

Building Class: C

Sale Type: Investment

Cap Rate: 9.33%

Lot Size: 0.38 AC

Gross Building Area: 10,249 SF

Gross Rent Multiplier: 5.2

No. Stories: 3

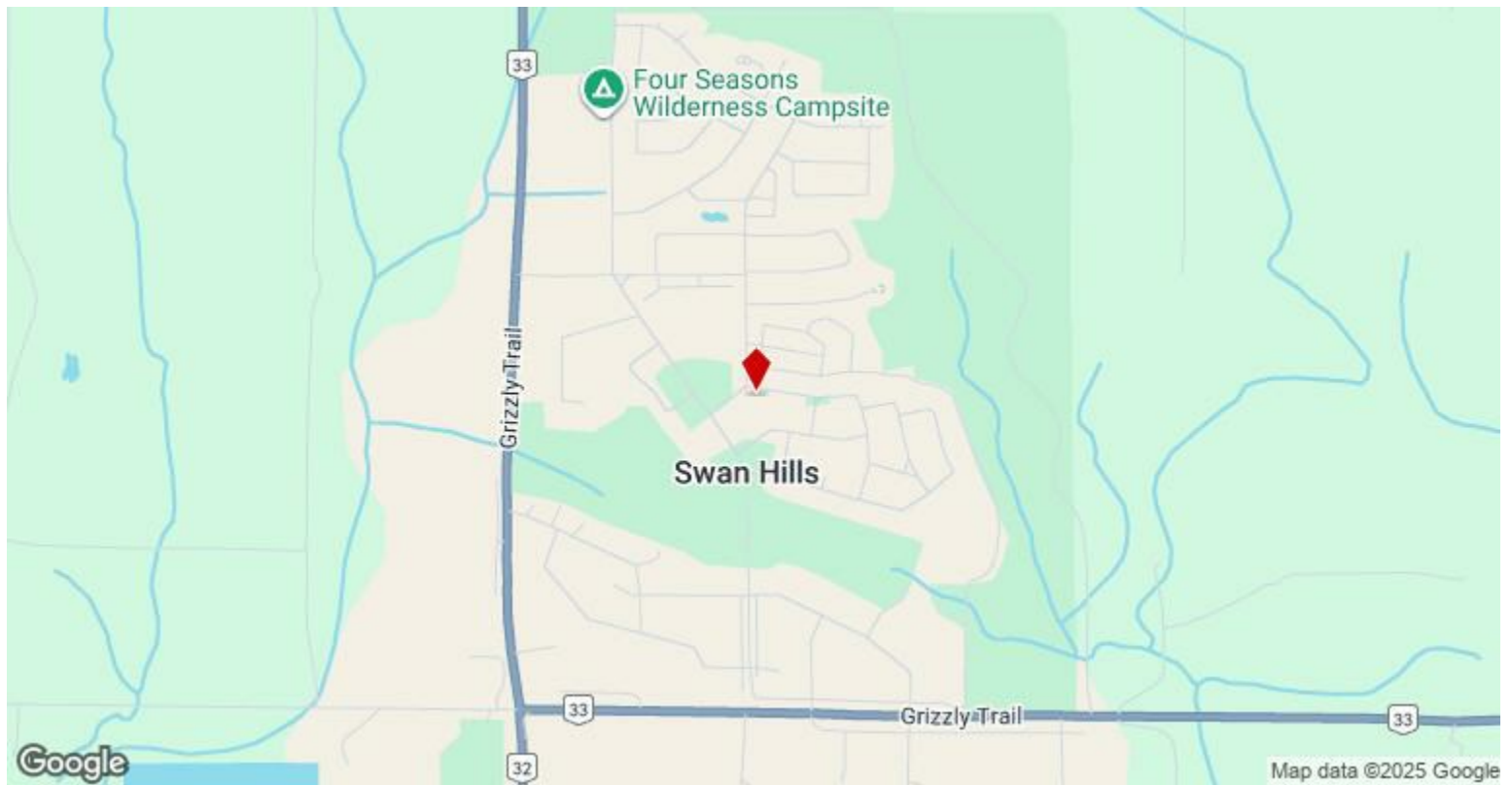
Year Built: 1980

Parking Ratio: 0/1,000 SF

Zoning Description: CT

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
1+1	18	Negotiable	470
2+1	6	Negotiable	670



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Property Photos



Property Photos



Interior Photo



Interior Photo