



## 227 53 Avenue E, Claresholm, Alberta - \$440,000



Main Photo

### Property Description

GREAT investment opportunity in the thriving community of Claresholm! This suited duplex features TWO 2-bedroom, 1-bathroom units and TWO 1-bedroom, 1-bathroom units, PLUS a double carport joining each side of this duplex, all wrapped up in sweet 1960s charm. Buy it and keep it as is, or switch things up and renovate it into two larger units with a single carport or garage each side. Or start with a clean slate and build a fresh new complex on this massive 132 x 125 foot fully serviced lot in an excellent location. Loads of possibilities here! All units are currently rented, with room for rental increases on all units. Seller will be reviewing all offers at 4:00 on SEPTEMBER 22ND, but reserves the right to accept an offer prior to that date, at his discretion. Call your favourite REALTOR® and book a viewing today!



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