



**1-6, 5704 44 Avenue , Lacombe, Alberta - \$849,900**



Main Photo

## Property Description

Great Investment Opportunity!! Six Plex in a great location in the Community of Lacombe. This well-maintained property has had some recent updates. The monthly rents range from \$945 - \$1,075 but are below market value. Long term tenants with move in dates of (1985, 2013, 2019, 2020, 2021, 2023). All new leases in 2023 so all are currently month to month. All the units are 2 bedroom 1 bathroom units, so they are perfect for the tenant looking for a practical unit with a location that has easy access to downtown or the main highways for the commute back and forth to work. All four of the above ground units have balconies. There is a coin operated washer/dryer in the building.



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