



5210 61 Avenue , Olds, Alberta - \$800,000



Main Photo

Property Description

Investor Alert! Building is located in a desirable area of Olds with green spaces in front and behind the 4-plex building. 4 corner units, 2 bedrooms, 1 bathroom, in suite laundry, balconies, and each unit has their own furnace and water tanks. Total of 6 parking spots with electricity to plug in vehicles. All of the units have some level of renovation. The following renovations have been done in the past 10 years: Exterior residing, asphalt shingles, eavestroughs, fascia, soffit, wood decks, some work in a couple of the bathrooms, flooring, paint, etc. Photos are of vacant unit, that is rented as of Sept 5. The other 3 units have had more renovation than the vacant one. Olds features a hospital and agricultural university, with lots of local services. 1 tenant has utilities included the rest of the units pay their own gas, power, and water/sewer/garbage. In the future, the units could be condo-ized and sold separately.



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