



## 72 Valleyview Drive SW, Medicine Hat, Alberta - \$849,900



Main Photo

### Property Description

Photos  
Coming  
Soon



P:

Excellent Investment Opportunity! This fully rented 4-plex is ideally located close to restaurants, schools, the hospital, parks, and walking paths, making it highly desirable to tenants. Each spacious unit offers 775 sq. ft. of living space and features 4 bedrooms(1+3) with walk-in closets, laundry rooms, 2 full bathrooms, a good size kitchen/dining with all appliances, a generously sized living room, and its own private balcony. Every unit also includes 2 designated parking stalls conveniently located right out front of the units. With leases already in place and a functional layout that appeals to a wide range of renters, this property is a strong addition to any investment portfolio. Currently the units are being rented out for: (Unit 1 \$1675/mon/Fixed Term until June 30 2026), (Unit 2 \$1540/mon/Fixed Term until July 31, 2026), (Unit 3 \$1300/mon/Fixed Term until Sept 30, 2025 - Renewal has been offered), (Unit 4 \$1300/mon/Month to Month) - EXPENSES: Current Insurance Premium - \$248/month (\$2976/year) Property Taxes - \$645.50/Month (\$7,746/Year) Tenants Pay all their own Utilities

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: ROYAL LEPAGE COMMUNITY REALTY*

