



**5410 55 Street , Ponoka, Alberta - \$399,900**



Main Photo

## Property Description

EXPERIENCE this investment opportunity in this full duplex converted into a fourplex, offering potential cash flow and solid long-term potential! This fully occupied property is currently generating \$4800/M in gross rental income when all 4-units are occupied, 1 unit is currently vacant. With operating expenses, covering property management, utilities (boiler gas, water/sewer) garbage removal and yard maintenance. All the units have heat included because it's a boiler system, and there is only 1 water meter. The tenants each pay their own electricity and Wi-Fi/cable if desired. Suite Breakdown: Three 3-bedroom units and One 2-bedroom unit. Each suite is self-contained with its own washer, dryer, fridge and stove, making them highly desirable for tenants. Additional features include rear lane access and 4 dedicated parking stalls,



providing convenience and functionality. Tenants appreciate the property's prime location near schools and amenities. Photos and room measurements provided in the listing are of Unit 3. This is a turnkey revenue property and investor opportunity to add to any real estate portfolio.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

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

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