

**Attached**

**5619 46 ST**

**Active**

List Price: **\$598,000**



Status: **Active**  
 Area: **Lloydminster**  
 Community: **West Lloydminster City WEST**  
 Type: **Multi Unit**  
 Style: **Bi-Level**  
 Linc #: **0020723839**  
 List Date: **03/30/2015**

MLS@#: **C4004150**  
 Postal Code: **T9V 1B5**  
 Zone:  
 Year Built: **1967**  
 New Home:  
 CDOM: **2**

Legal Plan: **1158NY** Blk: **61** Lot: **18**  
 Possession: **/NEG**

**Great Investment Opportunity -Multi family Properties, Lloydminster AB This multi-family property (fourplex) contains 4 individual units (3x2 bedrooms, 1x1 bedroom, and 4 parking stalls with plug-in), and have an absolutely steady and great revenue stream for investors. The rental income since June 2014 was increased for each building to \$62,500 which representing about 10% CAP . The units have been recently upgraded with fresh paint, new light features, outlets, facets, toilet bowls and flooring. Each unit comes with fridge and stove, and 12 -24 months leases are in place. Residents are to pay for utilities. Information package will be available for serious inquiries only when offer will be extended (rent roll and financial statements). Showings will be arranged on weekends only Saturdays or Sundays.**

		Rooms									
		1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	
Baths:		0	0	0	1	0	0	Main:	162.39	1,748	Finish Lvl: 2
EnSt Bth:		0	0	0	0	0	Total A.G.	324.88	3,497		
Bdrms Abv:	2	Beds: 2									
Rms Abv:	5	F/B Baths: 1/0									
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>	<u>Room Type</u>		<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>			
Mstr Bed	3.35 x 3.35	11'0"X11'0"	Main	Bedroom	3.05 x 3.05	10'0"X10'0"	Main				
Living Rm	4.57 x 3.66	15'0"X12'0"	Main	Dining Rm	3.05 x 3.66	10'0"X12'0"	Main				
Kitchen	3.66 x 2.74	12'0"X9'0"	Main								

Property Information

Flooring: <b>Carpet,Linoleum</b>	Roof Type: <b>Asphalt Shingles</b>
Foundation: <b>Concrete</b>	Fireplace:
Exterior: <b>Stucco,Wood</b>	Construction: <b>Wood Frame</b>
Heating: <b>Hot Water</b>	Basement: <b>None</b>
Features: <b>Balcony</b>	Bsmt Dev:
Goods Included: <b>Hood Fan,Refrigerator,Stove-Electric,Window Coverings-All</b>	Goods Excluded:
Heat Fuel: <b>Natural Gas</b>	Lot Shape: <b>Rectangular</b>
Site Influences: <b>Flat Site</b>	Front Exposure: <b>South</b>
Restrictions: <b>None Known</b>	Frntg X Depth: <b>36</b>
Parking: <b>Total: 4 Stall</b>	Tax Amt/Yr: <b>\$2,307/2014</b>
Land Use: <b>R4</b>	
Conform:	

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED