

**FOR SALE BY
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STARTS JAN. 31
CLOSES FEB. 1**

**SIX PLEX FOR SALE 5008 54 AVE.
ECKVILLE**

ECKVILLE, AB T0M 0X0

Price: \$590,000



DENNIS ROSZELL, CCIM
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Bay 6, 7459 49 Avenue, Red

PROPERTY SUMMARY

5008 54 AVENUE



Property Summary

Price:	\$590,000
Units:	6
Occupancy:	Tenant Occupied
Building SF:	4,680
Lot Size:	.34 Acres
Parking:	Large Parking Lot
Year Built:	1964
Taxes:	\$2832.62/2022

Property Overview

Each above grade suite has its own balcony with slider door access from the living room. Single aluminum framed doors with glass inserts at the front and rear entrances. Natural light to the building is provided via a mixture of PVC and wood dual glazed windows. Patio doors are dual glazed double slider units in aluminum frames. Entrance doors to each of the suites are solid core wood units. A mixture of laminate flooring in the units, carpet in the hallway and stairwells. Painted drywall with a textured finish with sealer and latex throughout. Ceiling height is estimated at eight feet. A newer, industry standard natural gas fired hot water boiler with radiant baseboard heat and individual zone valves in each unit. Main electrical panel is a 200 Amp 115/230V A/C service with each suite as well as the common areas having a separate sub-panel. Fire alarm system includes emergency battery backup lighting in hallways and stairwells, and electronic smoke detectors.

Location Overview

The Town of Eckville is located in Lacombe County in south-central Alberta. It is 48 kilometers west of Red Deer, 189 kilometers southwest of Edmonton and 193 kilometers northwest of Calgary. The town is situated adjacent Secondary Highway 766 approximately three miles north of Highway 11 which runs east to the City of Red Deer and west to Rocky Mountain House.

PROPERTY DESCRIPTION

5008 54 AVENUE



Six-Plex in Eckville, Alberta

Six-Plex in the Town of Eckville, Alberta. The current rent per month is Unit 1- \$758.33, Unit 2- \$775.00, Unit 3- \$775.00, Unit 4- \$800.00, Unit 5- \$750.00, Unit 6, \$800.00, for a total of \$55,900 per year. Unit 6 has given notice to vacate February 1, 2023. Units have upgrades including some windows, flooring, paint, bathrooms and some kitchen upgrades. Each of the units comprise approximately 693 square feet of liveable floor area. Each type of unit reflects a standard layout that includes an open kitchen / dining arrangement, living room, a 4-piece bathroom, and two bedrooms. All above ground level units contain covered wood frame balconies that are accessed via sliding patio doors located in the living room. A 50 US gallon hot water tank provides hot water

PROPERTY PHOTOS

5008 54 AVENUE

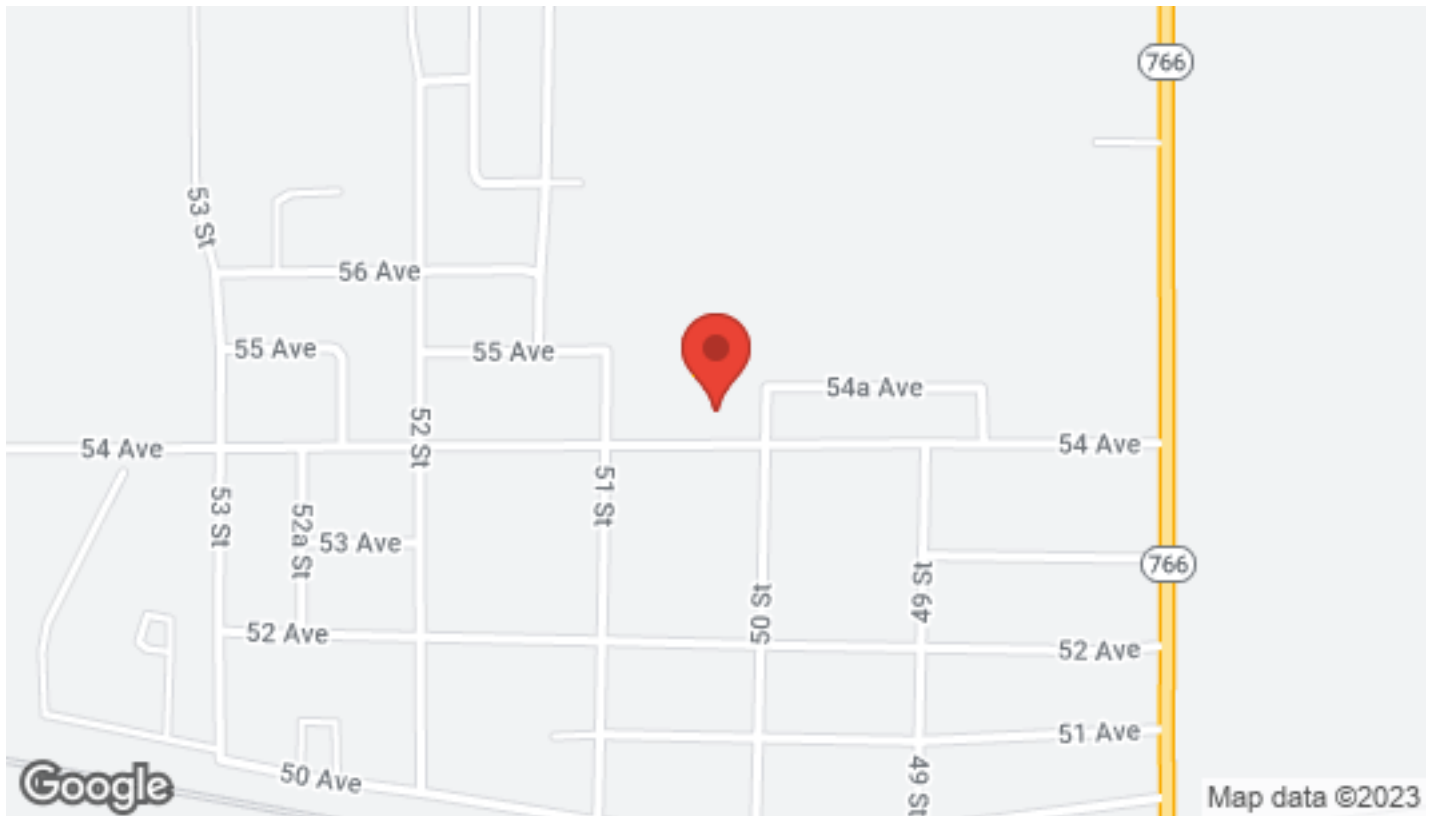


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LOCATION MAPS

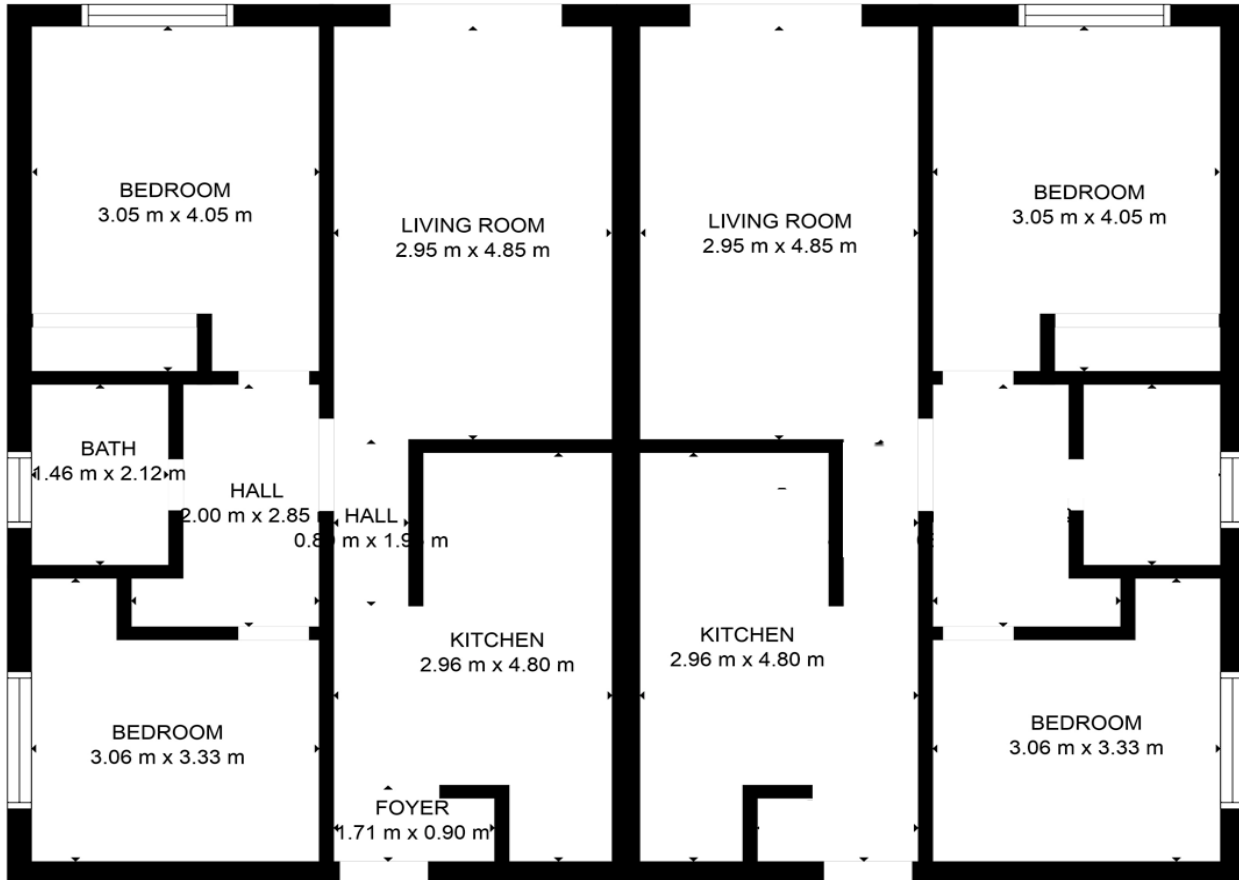
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**5008 54 Avenue
Eckville Alberta T0M 0X0**



CIVIC MAP AND AERIAL VIEW

5008 54 AVENUE



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IF WE CAN HELP ANSWER ANY OF YOUR QUESTIONS OUR CONTACT
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