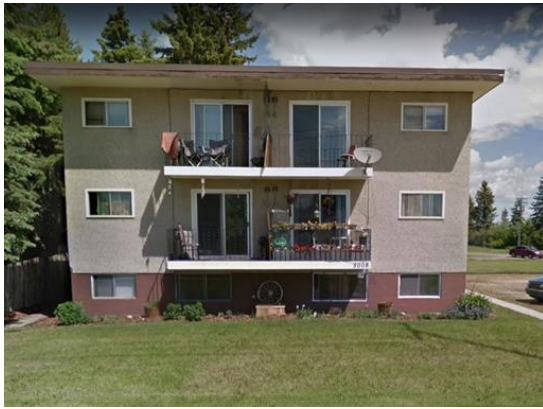


**5008 54 Avenue Eckville, AB T0M 0X0**

**Commercial**  
**Active** [A2009703](#)

**PD:** **DOM:** 66 **LP:** \$590,000.00  
**LR:**  
**OP:** \$690,000.00



**Trans Type:** For Sale **Title:** Fee Simple  
**County:** Lacombe County **City:** Eckville  
**Type:** Multi Family **SQFT:** 4,680  
**Bus Type:** **Year Built:** 1964  
**Building Type:** Free-Standing, Low Rise (2-4 stories), Walk-up **Business:** No  
**Subdivision:** NONE **# Floors:** 3  
**LINC#:** [0013041207](#) **# Buildings:** 1  
**Legal Pln:** 264HW **Blk:** 16 **Lot:** 1

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**Zoning:** R-2 **Tax Amt:** \$2,832.62  
**Lot Size:** 0.34 Ac **Tax Year:** 2022  
**Exclusions:** No **SRR:** No  
**Reports:** Annual Property Operating Data, Other Documents  
**Restrictions:** None Known **Leg Unit #:**  
**Disclosure:** No Disclosure  
**Ownership:**  
**Possession:** Subject To Tenancy/Buyer must assume Tenants and current lease

**Public Remarks:** Eckville six-plex available by online auction. Currently rent unit 1 - 758.33 unit 2 - 775 unit 3- 775 unit 4 - 800 unit 5 - 750 unit 6 - 800 for a total of approx. 55,900 per year. Unit 6 has given notice January 1, 2023 to vacate February 1, 2023. Units have upgrades including some windows, flooring, paint, bathrooms and some kitchen upgrades. Eckville has good rental market with very few rental units available. Exciting infrastructure upgrade on Highway 11 from Red Deer to Rocky Mountain House is well underway. Twinning of highway 11 is currently past the town of Sylvan Lake in 2022, and construction is expected to carry on to Rocky Mountain House. This provincial infrastructure investment makes Eckville a very attractive potential future growth community. Buyer must assume existing month to month tenant and agreements. This listing is being administered for auction by VPIAuctions. Contact listing brokerage website for details. Sale terms "Sold As Is Where Is" ; All Sales Are Final". 10% nonrefundable deposit upon being declared the high bidder as long as high bidder meets the reserve price. Bidding Starts 9:00 am Jan 31, 2023 closes approx. 1:00 Feb 3, 2023.

**Property Information**

<b>Building Area:</b> 4,680.00	<b>Nearest Town:</b>	<b>Front Exp:</b>
<b>Mezzanine SF:</b>	<b>F1r Area Ratio:</b>	<b># Elevators:</b> 0
<b>Footprint SF:</b> 1,560	<b>Foundation:</b> Block	<b>Live Work:</b> No
<b>Lot Size Dim:</b> 100 X 150 Ft	<b>Floor Thick:</b>	<b>Lot Depth:</b> 150.00
<b>Builder Name:</b>	<b>Roof:</b> Flat Torch Membrane	<b>ASPARP:</b>
<b>Tax Assess Val:</b> \$232,903	<b>Tax Roll #:</b>	<b>Tax Not Yet Set:</b>
<b>Electric:</b>	<b>Cooling:</b> None	
<b>Construct Type:</b> Wood Frame		
<b>Exclusions:</b> N/A		
<b>Heating:</b> Boiler, Natural Gas		
<b>Lot Features:</b> City Lot, Corner Lot, Level, Street Lighting, Near Golf Course		
<b>Access To Prop:</b> Paved Road, Two-Way Access		
<b>Amenities:</b> Laundry, Parking		
<b>Inclusions:</b> 6 Fridges, 6 Stoves, 1 washer , 1 dryer		
<b>Fire Inspection:</b> No <b>Fire Inspect Dt:</b>		
<b>Fire Protection:</b> Alarm - Automatic, Smoke Detectors		

**Industrial Information**

<b>Yard Size:</b>	<b># Grade Doors:</b>	<b># Load Doors:</b>	<b>Clr Ceiling Ht:</b> 8.00
<b>Lease Rate SM:</b>	<b>Lse Rate SF:</b>		<b>Lse Measure:</b> Square Feet
<b>Office SqFt:</b>	<b>Lse Sz SqM:</b>		<b>Lease Type:</b> Gross
<b>Complex Nm:</b>	<b>Lse Sub Lease:</b> No		<b>Lease Incent:</b> none

**Parking Information**

<b>Total Parking:</b> 6	<b>Energized:</b> 0	<b>Common:</b> 6
<b>Assigned:</b>	<b>Heated:</b> 0	<b>Parkade:</b> 0
<b>Parking Cost:</b>	<b>Designated:</b> 0	<b>Paved:</b>
<b>Parking:</b> 6		
<b>Complex Nm:</b> Little Gem	<b>Lse Sub Lease:</b> No	<b>Lease Type:</b> Gross
<b>Bus Name:</b>	<b>Oper Since:</b>	<b>Lease Incent:</b> none
<b>Owner Interest:</b> Private		<b>Employees PT:</b>
<b>Comm Amen:</b> Laundry Facility, Parking-Extra		

**Tenant Information**



Dennis Roszell - Broker  
Virtual Property Inc.  
#6, 7459 49 Ave. Red Deer, AB T4P 1N2  
Phone: 403.350.1914

**Tenant Name:**

**Prev Tenant:** Residential

**Tenant in Place:**

**Printed Date:** 01/05/2023 11:17:11 AM  
INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.

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