

5202 51 Avenue Castor, AB TOC OX0

Commercial  
Active

[A2019969](#)

PD:

DOM: 35

LP: \$350,000.00

LR:

OP: \$350,000.00



<b>Trans Type:</b>	For Sale	<b>Title:</b>	Fee Simple
<b>County:</b>	Paintearth No. 18, County of	<b>City:</b>	Castor
<b>Type:</b>	Multi Family	<b>SQFT:</b>	5,281
<b>Bus Type:</b>		<b>Year Built:</b>	1959
<b>Building Type:</b>	Low Rise (2-4 stories)	<b>Business:</b>	No
<b>Subdivision:</b>	NONE	<b># Floors:</b>	
<b>LINC#:</b>	<a href="#">0016526296</a>	<b># Buildings:</b>	
<b>Legal Pln:</b>	5868Z	<b>Blk:</b>	14
<b>Blk:</b>	14	<b>Lot:</b>	21-23

---

<b>Zoning:</b>	R3	<b>Tax Amt:</b>	\$4,500.00
<b>Lot Size:</b>	SqFt	<b>Tax Year:</b>	2021
<b>Exclusions:</b>	No	<b>SRR:</b>	No
<b>Reports:</b>	Environmental Phase 1, Investment Analysis, Pro-Forma, Rent Roll		
<b>Restrictions:</b>	None Known	<b>Leg Unit #:</b>	
<b>Disclosure:</b>			
<b>Owner Type:</b>			
<b>Possession:</b>	Immediate		

**Public Remarks:** Who would like to own their own apartment building for the price of a city half duplex! This quality building is in an awesome location. Castor has everything a thriving town needs. They have a hospital, school, shopping and a swimming pool. THIS BUILDING IS FULLY RENTED and there is a waiting list! \$50,700 current rent per year. No better time in history to invest. This 7-unit residential apartment building has had over \$120,000 + WORTH OF QUALITY IMPROVEMENTS! No stress for you. 5.7% Cap Rate. Great location close to school, downtown, green space. There are 4-two bedroom apartments and 3-one bedroom apartments. 2 bedroom rents are \$650, \$600, \$600 and \$600. 1 bedroom rents are \$650, \$575 and \$550; totalling \$4,225 a month. Tenants pay their own electric. Worlds best LIVE IN PROPERTY MANAGER already in place. It's a great property isn't it! Shouldn't it be yours? Please Note: This listing is being administered for online auction by VPiAuctions. Sale terms: "Sold As Is Where Is"; "All Sales Are Final "; 10% non refundable deposit upon being declared high bidder and meeting or exceeding the reserve price. Auction starts Monday February 27 and ends approximately 1:00 March 3, 2023. See Listing Brokerage for Details.

Property Information

<b>Building Area:</b>	5,281.00	<b>Nearest Town:</b>		<b>Front Exp:</b>	
<b>Construct Type:</b>	Concrete, Wood Frame				
<b>Exclusions:</b>	N/A				
<b>Heating:</b>	Baseboard, Natural Gas				
<b>Inclusions:</b>	7 fridges, 7 stoves, washer, dryer.				

Parking Information

<b>Total Parking:</b>	1	<b>Energized:</b>		<b>Common:</b>	
<b>Add Parking:</b>		<b>Other Parking:</b>	Off Street		
<b>Parking:</b>	1				

**Printed Date:** 02/22/2023 3:26:52 PM  
 INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.