



**FOR SALE BY
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STARTS FEB 27, 2023
CLOSES MARCH 3,
2023**

**5202 51 AVE CASTOR AB
APARTMENT BUILDING
CASTOR, AB T0C 0X0**

Price: \$350,000

Email: Brycekander@gmail.com

**Realty Executives Alberta Elite
123, 5301-43 St.
RedDeer, AG T4N 1C8**

PH: 403.896.7331

PROPERTY SUMMARY

5202 51 AVENUE



Property Summary

Price:	\$350,000
Units:	7
Occupancy:	Tenant Occupied
Building SF:	5,281
Parking:	Large parking Pad
Year Built:	1959
Taxes	4537.85/2022

Property Overview

This Building is Fully Rented. Tenants pay their own electric. The total current rent per year is \$50,700

Location Overview

The Town of Castor was incorporated on July 13th, 1910 with the completion of the Canadian Pacific Railway line. The community was developed to meet the needs of the growing number of homesteaders coming from a wide range of countries and ethnic backgrounds to farm in the area. Coal mining near the town site was active even before the community was developed. Castor continues to serve the agriculture community which is still the mainstay of the area. The oil and natural gas industry has grown over the years and is a major employer.

Located near the intersection of Highways 12 and 36, Castor's natural beauty, which includes sandstone cliffs, rolling terrain and natural prairie grasslands, makes it a scenic and diverse area. In the 1920's Castor residents started a tree planting program. The tree lined streets in addition to natural water ponds which dissect the community make it a very picturesque site. Population 939(2016)

PROPERTY DESCRIPTION

5202 51 AVENUE



7 Suite Apartment Building Castor, Alberta

This Apartment Building was built in 1959. It has had many improvements over the years. This 7 Suite Apartment 3-one bedroom and 4-two bedroom apartments. Average Rental Prices are \$550-\$650/month. 7 refrigerators, 7 stoves, Common Area Heating is Natural Gas and Baseboard. Tenants pay their own electricity. The building is constructed with Concrete and has a Wood Frame. This Building has been well maintained. There is a Live In Property Manager.

PROPERTY PHOTOS

5202 51 AVENUE



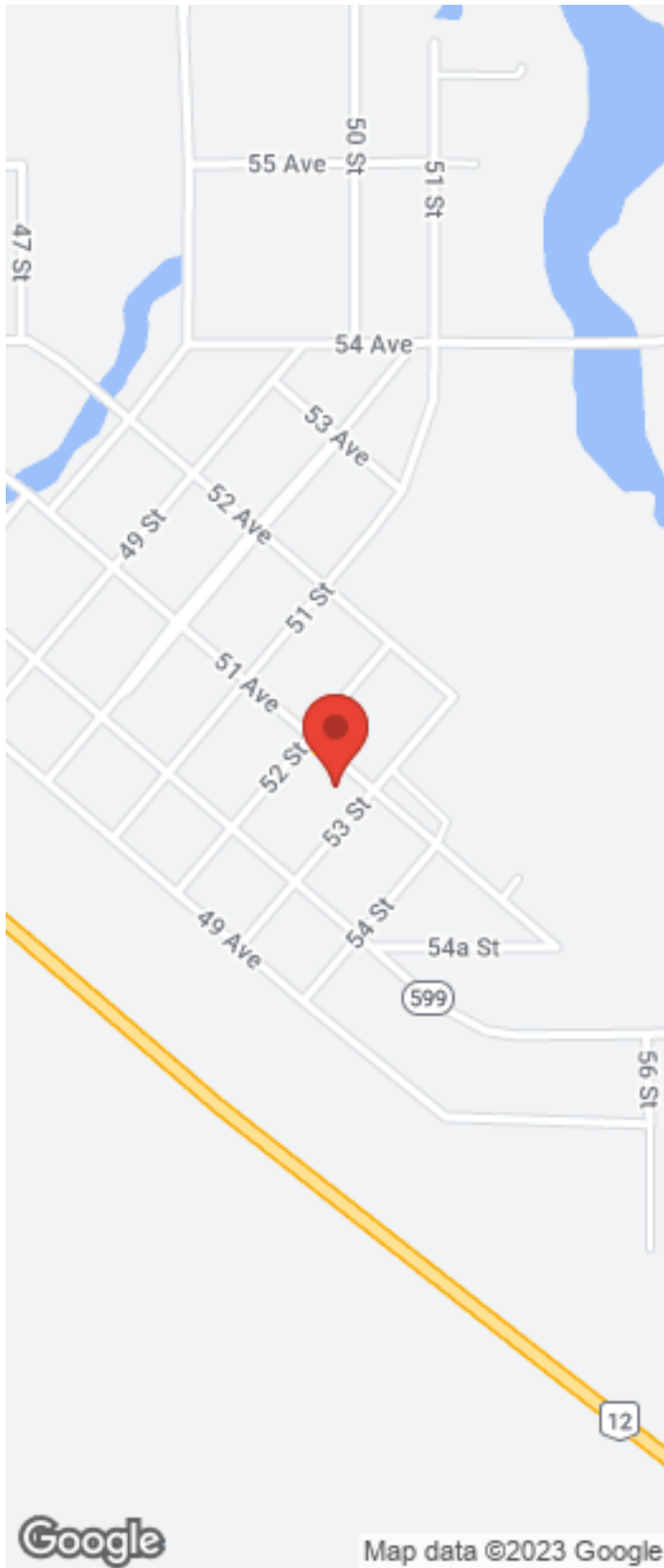
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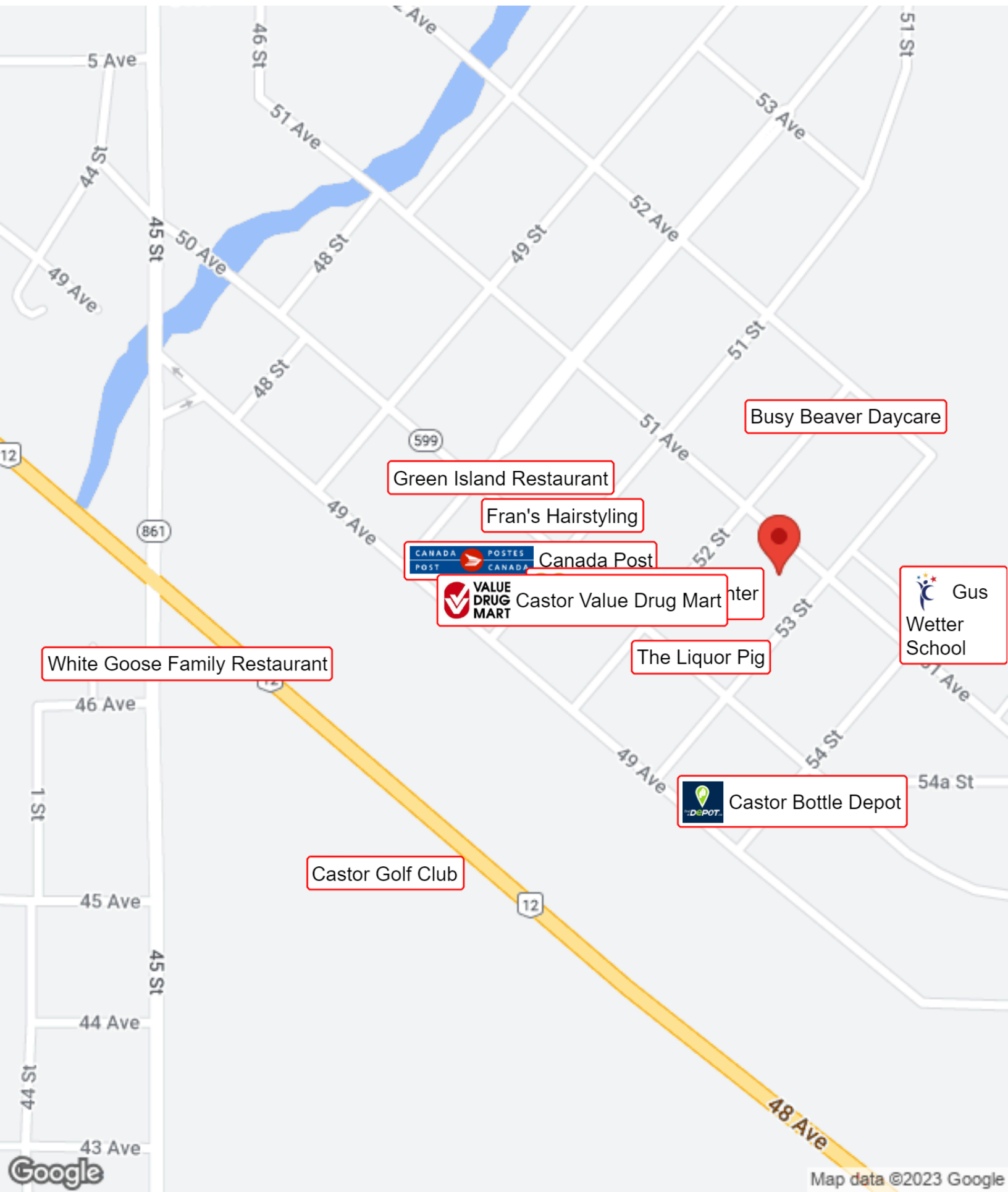
LOCATION MAPS

5202 51 AVENUE



BUSINESS MAP

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Busy Beaver Daycare

Green Island Restaurant

Fran's Hairstyling

CANADA POST POSTES CANADA

Canada Post
Castor Value Drug Mart



The Liquor Pig

Gus Wetter School

White Goose Family Restaurant

Castor Bottle Depot

Castor Golf Club

AERIAL MAP

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