

\$899,800 - 2509 4th Street S, Cranbrook

MLS® #10353424

\$899,800

5 Bedroom, 3.00 Bathroom, 2,184 sqft

Single Family on 0.14 Acres

Cranbrook South, Cranbrook, British Columbia

CASH FLOW Investment Alert! Over \$1300/month cash flow and a 6% cap rate! Welcome to this brand new, energy-efficient Cranbrook triplex located in the highly sought-after community of Highlands. Nestled on a quiet, family-friendly street, this thoughtfully designed property offers incredible income potential, whether you choose to live in the spacious upper unit and rent out the lower suites, or hold the entire property as a solid investment. The upper unit features three bedrooms, luxury LVP flooring, high ceilings, and expansive triple-pane windows that flood the space with natural light and offer stunning views of Fisher Peak. A modern kitchen with stainless steel appliances anchors the open-concept living space, complemented by a generously sized spa-inspired bathroom and the convenience of in-suite laundry. The lower level includes 2 fully legal 1-bedroom suites, each with their own private entrance, outdoor space, parking, & in-suite laundry. All units are equipped with heat pump systems for efficient heating & a/c, ensuring year-round comfort and low operating costs. Ideally located just minutes from the Community Forest, Cranbrook Golf Course, hospital, College of the Rockies, excellent schools, and within walking distance to Western Financial Place, shopping, & more. With potential revenue of \$5700+/month from all suites, this is a rare opportunity to own a brand new HIGH CASH FLOWING multi-unit investment property in one of Cranbrook's most desirable



neighborhoods. (id:6289)

Built in 2024

Essential Information

Listing #	10353424
Price	\$899,800
Bedrooms	5
Bathrooms	3.00
Square Footage	2,184
Acres	0.14
Year Built	2024
Type	Single Family
Sub-Type	Freehold
Style	Bungalow, Ranch

Community Information

Address	2509 4th Street S
Subdivision	Cranbrook South
City	Cranbrook
Province	British Columbia
Postal Code	V1C5C5

Amenities

Parking Spaces	4
Parking	Additional Parking, Other, Stall, Street
View	Mountain view

Interior

Heating	Heat Pump
Cooling	Heat Pump
# of Stories	1

Exterior

Roof	Asphalt shingle
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Additional Information

Zoning	Unknown
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Listing Details

Listing Office

Real Broker B.C. Ltd



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Listing information last updated on October 31st, 2025 at 9:31am PDT