

\$349,900 - 5410 55 Street, Ponoka

MLS® #A2257225

\$349,900

3 Bedroom, 1.00 Bathroom, 1,952 sqft

Multi-family on 0.14 Acres

Central Ponoka, Ponoka, Alberta

EXPERIENCE this investment opportunity in this full duplex converted into a fourplex, offering potential cash flow and solid long-term potential! When all 4-units were fully occupied, this property was generating \$4800/M in gross rental income. With operating expenses, covering property management, utilities (boiler gas, water/sewer) garbage removal and yard maintenance. All the units have heat included because it's a boiler system, and there is only 1 water meter. The tenants each pay their own electricity and Wi-Fi/cable if desired. Suite Breakdown: Three 3-bedroom units and One 2-bedroom unit. Each suite is self-contained with its own washer, dryer, fridge and stove, making them highly desirable for tenants. Additional features include rear lane access and 4 dedicated parking stalls, providing convenience and functionality. Tenants appreciate the property's prime location near schools and amenities. Photos and room measurements provided in the listing are of Unit 3. This is a turnkey revenue property and investor opportunity to add to any real estate portfolio. (id:6289)

Built in 1973

Essential Information

Listing #	A2257225
Price	\$349,900
Bedrooms	3



Bathrooms	1.00
Square Footage	1,952
Acres	0.14
Year Built	1973
Type	Multi-family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	5410 55 Street
Subdivision	Central Ponoka
City	Ponoka
Province	Alberta
Postal Code	T4J1L8

Amenities

Amenities	Park, Schools
Features	Back lane
Parking Spaces	4
Parking	Other, Parking Pad

Interior

Appliances	Refrigerator, Stove, Washer & Dryer
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco, Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Realty Experts Group Ltd
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