

\$1,250,000 - 3809 52 St, Wetaskiwin

MLS® #E4447621

\$1,250,000

0 Bedroom, 0.00 Bathroom, 7,100 sqft

Multi-family on 0.37 Acres

Lynalta, Wetaskiwin, Alberta

RARE OPPORTUNITY, RENOVATED: 12-unit multifamily CASH-FLOWING investment with vendor financing available. This TURNKEY property features a systematic renovation program completed 2019-2021 including new flooring, appliances, building improvements, and no deferred maintenance. PROVEN income \$116,818 with \$129,900 stabilized potential. Two vacant units provide IMMEDIATE \$1,850 monthly income boost. Flexible SELLER FINANCING available, subject to qualification and approval. Professional management with STABLE tenant base. Prime Wetaskiwin location near schools, shopping, and established amenities in mature residential area. IDEAL for experienced investors or first-time multifamily buyers. Move-in ready units support market positioning. EXCEPTIONAL stewardship evident through proactive maintenance and recent capital improvements. (id:6289)

Built in 1982

Essential Information

Listing #	E4447621
Price	\$1,250,000
Bathrooms	0.00
Square Footage	7,100
Acres	0.37
Year Built	1982
Type	Multi-family



Community Information

Address 3809 52 St
Subdivision Lynalta
City Wetaskiwin
Province Alberta
Postal Code T9A1M5

Amenities

Parking Spaces 16

Listing Details

Listing Office KIC Realty



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