

\$330,000 - 751 52 Av W, Claresholm

MLS® #C4243996

\$330,000

3 Bedroom, 2.00 Bathroom, 2,240 sqft
Detached on 0 Acres

None, Claresholm, Alberta

Investors take note!! Fantastic opportunity here to get into the rental market or add a property to your portfolio. Fully occupied "4 PLEX" Bi-level style units, 3 bedrooms on lower level, 1.5 bathrooms, with all appliances. Roof recently had a metal put on the roof. Owner currently paying Town bills (water, sewer & garbage) which average about \$50/ unit/ month. Monthly rents currently total about \$2600/ month but market could probably sustain closer to \$3000/ month once a few units have had a few touch ups etc. Four parking stalls at rear of property and street parking at the front on 52nd. Open Farm fields to the West and walking distance to Schools. Claresholm is a growing community offering all amenities from Hospital, Golf Course, Franchise restaurants, Vast array of Commercial businesses, new Cannabis Plant, Pool -Rec Center and much much more! Great place to invest or stay and call home. Four Plex's under \$400k are rare! Come and look before this opportunity passes you by.

Built in 1970

Essential Information

MLS® #	C4243996
Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	2,240
Acres	0.12
Year Built	1970
Type	Detached
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	751 52 Av W
Area	Claresholm
Subdivision	None
City	Claresholm
Province	Alberta
Postal Code	T0L 0T0

Amenities

Features	Wood Windows
Parking Spaces	8
Parking	Stall

Interior

Heating	Natural Gas, Forced Air-1
Has Basement	Yes
Basement	Fully Finished

Exterior

Exterior	Wood
Exterior Features	Back Lane, Flat Site, Playground Nearby, Schools
Roof	Metal
Construction	Wood Frame
Foundation	Concrete

School Information

District	Nanton
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Listing Details

Listing Office	PRAIRIE MANAGEMENT & REALTY INC.
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Disclaimer: Information herein deemed reliable but not guaranteed by CREB®.
Listing information last updated on August 24th, 2019 at 7:15pm MDT