

## \$2,100,000 - 5221 47 St, Barrhead

MLS® #E4353431

**\$2,100,000**

Bedroom, Bathroom, 15,000 sqft  
Multi-Family Commercial on 0.00 Acres

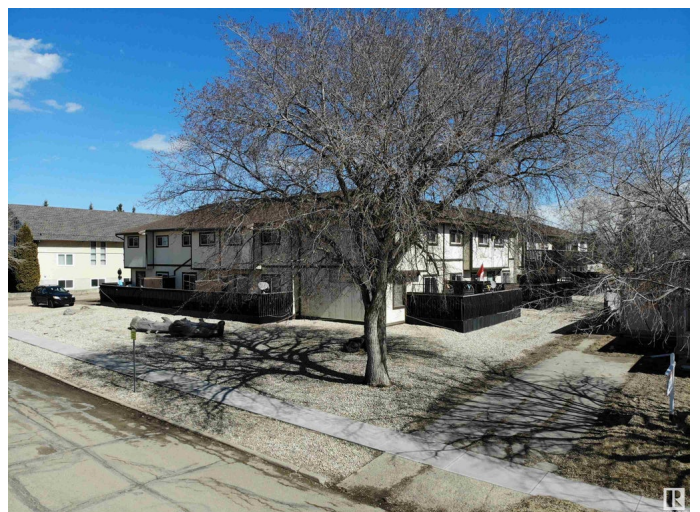
Barrhead, Barrhead, AB

EXCEPTIONAL 21 unit Apartment building in the thriving Town of Barrhead, AB. This is the Quality High Return Revenue producing property you've been looking for in a low vacancy quality tenant community only 1 hr from Edmonton. Unrivalled among any comparable properties for it's Meticulously Maintained & Completely updated infrastructure inside & out. One of updates include a \$120,000 plus Utility upgrade including High Efficiency Viessmann boilers & Electrical creating very important low operating cost for now & well into the future. 8 @ 2 Bdrm Townhouses, 2 @ 2 Bdrm, 10 @ 1 Bdrm plus Bachelor Suite. Spotless Laundry furnished w/ 3 sets of Commercial quality coin washers & dryers. This Building has been professionally owned & operated & updated w/ all the essentials for a complete No hassle, No major maintenance, No expense ease of management for the next 10+ yrs. High Quality Revenue Return, High Quality Structure, Long Term Tenants & High Quality Location. Increasing revenue w/ increasing rental rates

Built in 1984

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4353431    |
| Price  | \$2,100,000 |



|                |                         |
|----------------|-------------------------|
| Square Footage | 15,000                  |
| Acres          | 0.00                    |
| Year Built     | 1984                    |
| Type           | Multi-Family Commercial |

**Community Information**

|             |            |
|-------------|------------|
| Address     | 5221 47 St |
| Area        | Barrhead   |
| Subdivision | Barrhead   |
| City        | Barrhead   |
| Province    | AB         |
| Postal Code | T7N 1H3    |

**Amenities**

|                |    |
|----------------|----|
| Parking Spaces | 30 |
|----------------|----|

**Interior**

|              |   |
|--------------|---|
| # of Stories | 2 |
|--------------|---|

**Exterior**

|              |            |
|--------------|------------|
| Construction | Wood Frame |
|--------------|------------|

**Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2023 |
| Zoning      | R4 High Density  |

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Listing information last updated on May 27th, 2024 at 6:16am MDT