\$2,000,000 - 101-304, 1704 47a Avenue, Lloydminster

MLS® #A2219843

\$2,000,000

0 Bedroom, 0.00 Bathroom, 15,500 sqft Multi-Family on 0.49 Acres

Wallacefield, Lloydminster, Saskatchewan

Excellent investment opportunity to own a 12 Unit, three storey condominium building totallng approximately 15,500 sq. ft with a paved parking lot (2 exclusive use parking stall per unit plus visitor parking). The building contains 10- 2 br/2 bathroom units, a 1 br/2 bathroom unit and a 1 bedroom/1 bathroom unit. Units range in size from 960 to 1138 sq. ft.

Each unit is in very good condition, with 4 appliances, including washer and dryer, and in-unit storage with very functional floor plans. All master bedrooms have walk- in closets and a 4 pce ensuite except for one-1 bedroom/1bathroom unit. All units have a balcony. Flooring consists of carpet and linoleum throughout. All units are currently rented, many long-term tenants. This building attracts excellent tenants located in a popular residential neighborhood in the SE quadrant of the city, located near a park/playground, ball diamond and walking paths with quick access to main traffic corridors. This building has been professionally managed since it was constructed and has been very well cared for and maintained by the owners.

Tenants pay power and gas. Landlord pays water, common area maintenance/heating/power and fire alarm monitoring.







Built in 2007

Essential Information

Price\$2,000,000Bathrooms0.00Square Footage15,500Acres0.49Year Built2007TypeMulti-FamilySub-TypeApartmentStyleMulti-Level UnitStatusActiveCommunity InformationAddress101-304, 1704 47a AvenueSubdivisionWallacefieldCityLloydminsterProvinceSaskatchewanPostal CodeS9V 1R3AmenitiesVisitor ParkingParking Spaces24ParkingConcrete Driveway, StallInteriorLinterior FeaturesInterior FeaturesStorageAppliances3ExteriorJLot DescriptionLandscaped, Lawn, TreedRoofAsphalt Shingle	MLS® #	A2219843		
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# of Stories3ExteriorIndex and scaped, Lawn, Treed	Appliances			
Exterior Lot Description Landscaped, Lawn, Treed	Heating	-		
Lot Description Landscaped, Lawn, Treed	# of Stories	3		
	Exterior			
Roof Asphalt Shingle	Lot Description	Landscaped, Lawn, Treed		
	Roof	Asphalt Shingle		

Additional Information

Construction

Date Listed	May 9th, 2025
Days on Market	35

Vinyl Siding, Wood Frame

Listing Details

Listing Office MUSGRAVE AGENCIES

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