

# \$589,000 - 604 3 Avenue, Fox Creek

MLS® #A2171525

**\$589,000**

0 Bedroom, 0.00 Bathroom, 2,124 sqft

Multi-Family on 0.00 Acres

NONE, Fox Creek, Alberta

## AWESOME INVESTMENT OPPORTUNITY!!!

This immaculate and well maintained building comes fully furnished and caters to professionals that are looking for a home away from home when working in the area. This is a turn key operation with great tenants along with keyless entry. Furnishings include (but not limited to) pillow top beds, bedding, all kitchen utensils, pots & pans, appliances & small appliances, tables & chairs, dressers & lamps, living roomâ€™s have very comfy couches and chairs, pictures, home decorations etc . Building is professionally cleaned weekly including the suites. This property makes you feel at home from the minute you walk in door. This building has been updated, completely renovated in 2015, shingles 2020, new windows 2019, siding and rigid insulation has been done on the outside. 2 suites recently painted, well maintained boiler system, shared laundry room & water softener. Many repeat tenants. Loads of off-street parking in the back of building. Why not invest and live here, buyer can qualify for a residential mortgage and let your renters pay for your investment! Currently, the rent is \$8300 a month and pre-covid \$10,000 a month. This building has great bones and has been well cared for. It is a must see!

Built in 1970

## Essential Information



MLS® #	A2171525
Price	\$589,000
Bathrooms	0.00
Square Footage	2,124
Acres	0.00
Year Built	1970
Type	Multi-Family
Sub-Type	4 plex
Status	Active

### **Community Information**

Address	604 3 Avenue
Subdivision	NONE
City	Fox Creek
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H1P0

### **Amenities**

Parking Spaces	10
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### **Interior**

Heating	Natural Gas
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### **Exterior**

Exterior Features	Barbecue, Private Entrance
Roof	Asphalt Shingle
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 10th, 2024
Days on Market	175
Zoning	R4

### **Listing Details**

Listing Office	EXIT REALTY RESULTS
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