

F O R S A L E

**MULTI RESIDENTIAL INVESTMENT OPPORTUNITY
12, 2 BEDROOM RENTAL SUITES
606 LAKESIDE BOULEVARD STRATHMORE, ALBERTA**



Highlights...

- ✓ Vendor Financing Available
- ✓ Excellent location across from Kinsmen Park , can be converted to condominiums
- ✓ Serviced by elevator , low Maintenance exterior
- ✓ 12, 2 Bedroom walk -up suites ranging from 993 - 1029 sq ft , 5 pce baths and in suite laundry
- ✓ Centrally located 2 blocks from downtown
- ✓ 100 % parking in rear of building

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Industrial, Retail, Investment Sales & Leasing

FOR SALE

MUNICIPAL ADDRESS:	606 Lakeside Boulevard Strathmore, Alberta, T1PN1B8
LEGAL DESCRIPTION:	Plan 4810N, Block 5, Lot's 1-3
ZONING:	R-3 High Density Residential
PROPERTY TAXES:	(2019) \$6,929.52
SITE SIZE:	10,140 sq ft, 78' frontage on Lakeshore BV with a return depth of 130 feet
PARKING:	100 % parking, 12 designated stalls with 1 visitor stall
BUILDING DESCRIPTION:	Rental Spec, 12 Suite wood framed 3.5 story with elevator, building footprint 3,649 sq ft, Total of 14,596 sq ft , 3 -2 bedroom suites per floor ranging in size from 993—1029 sq ft . All suite provide interior Laundry and storage with common balconies. Completion estimated to be August 2020 Can be Converted to condominiums, serviced by elevator Vendor Financing Available
ASKING PRICE:	\$ 2,650,000
COMMENTS:	Investment Opportunity in growing Strathmore, Alberta, 12 suite 3.5 story rental apartment building with elevator, 2 blocks from downtown across from Kinsmen Park. Completion August 2020. Vendor Financing Available

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

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