

# **\$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 totalling 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**



MLS® #	A2219843
Price	\$2,000,000
Bathrooms	0.00
Square Footage	15,500
Acres	0.49
Year Built	2007
Type	Multi-Family
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	101-304, 1704 47a Avenue
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1R3

### Amenities

Amenities	Visitor Parking
Parking Spaces	24
Parking	Concrete Driveway, Stall

### Interior

Interior Features	Storage
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
# of Stories	3

### Exterior

Lot Description	Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	May 9th, 2025
Days on Market	11

Zoning R4

## Listing Details

Listing Office MUSGRAVE AGENCIES

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