

**214 2 Avenue E
Hanna, Alberta**

MLS # A2253450

\$239,900



Division:	NONE		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,571 sq.ft.	Age:	1950 (76 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		
Heating:	-		
Floors:	-		
Roof:	-		
Basement:	-		
Exterior:	-		
Foundation:	-		
Features:	-		
Inclusions:	N/A		

Calling All Investors! Don't miss this excellent opportunity to own a fully rented 4-plex in Hanna, AB. This solid income-generating property offers steady rental revenue and long-term tenants who treat the units like home. Each unit features 1 bedroom, a full bathroom, a comfortable living room, and a functional kitchen with a separate dining area. The two upper-level units also boast private side balconies, perfect for added outdoor space. Appliances, including fridge and stove, are included with each unit, and a newer shared washer and dryer is available in the common laundry area for tenant use. The property has seen thoughtful updates over the years, including flooring, some appliances, and upgrades in bathrooms and kitchens. Designated parking is available for each unit, and the building's location is just steps from Hanna's downtown core—making it convenient for tenants and ensuring continued rental demand. Currently bringing in \$3,500/month in rental income, with tenants responsible for their own electricity and internet, this 4-plex is a true turn-key investment. With no difficulty filling vacancies and reliable long-term renters already in place, this property offers peace of mind and excellent cash flow. Location, income, and potential—this investment has it all! Don't wait—contact your realtor today to learn more.