

**1-5, 105 7 Avenue W
Hanna, Alberta**

MLS # A2281957



\$229,000

Division: NONE

Type: Multi-Family/Apartment

Style: -

Size: 1,352 sq.ft. **Age:** 1945 (81 yrs old)

Beds: - **Baths:** -

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Bldg Name: -

Floors: -

Water: -

Roof: -

Sewer: -

Basement: -

LLD: -

Exterior: -

Zoning: R2

Foundation: -

Utilities: -

Features: -

Inclusions: N/A

This fully rented 5-unit apartment building is centrally located in the town of Hanna, just minutes from the hospital and nearby amenities. The property offers a desirable unit mix consisting of four one-bedroom units and one two-bedroom unit, all occupied by long-term tenants, providing stable and consistent rental income. Each unit is equipped with a fridge and stove, and tenants have access to a shared coin-operated washer and dryer. The building features a durable metal roof, helping to reduce long-term maintenance costs. While the property requires some TLC, it presents a solid value-add opportunity for investors looking to enhance returns over time. A well-located income property with upside potential, ideal for expanding or starting a rental portfolio.