

**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.