

1-27, 4801 Parkwood Road  
Blackfalds, Alberta

MLS # A2075617



**\$6,900,000**

Division:	Panorama Estates		
Type:	Multi-Family/Apartment		
Style:	Multi Level Unit		
Size:	34,350 sq.ft.	Age:	2018 (6 yrs old)
Beds:	-	Baths:	-
Garage:	Heated Garage, Parkade, Secured, See Remarks, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas, See Remarks	Bldg Name:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	None	LLD:	-
Exterior:	-	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

**Inclusions:** 27 Fridges, 27 Stoves, 27 Built-in Dishwashers, 27 Built-in Microwave Hood Fans, 27 Stacking Washer and Dryers, 27 Window Coverings, Maintenance Items to be determined, Gym Equipment, Office Furniture, Lobby and Hallway Furniture

ALL 2 Bedroom 2 Full Bathroom Luxury Suites. This Building was completed in 2018 and has a lot of extras. Each unit has upgraded stainless steel appliances and comes with a stacking washer and dryer and kitchen exhaust system. All units heated and cooled by a water source heat pump system. All units have balconies with BBQ gas lines. Each unit comes with a heated underground stall with extra parking outside. Total parking available is 30 heated underground stalls and 22 energized outside stalls. The building itself has a full sprinkler system, elevator, gym on the 3rd floor, extra storage throughout building. There is a retention pond to the south of the building, which in the winter is turned into a skating rink. Amazing Location, Amazing Opportunity! Gross Annual Income is \$519,800.00.....