

**9503 112 Avenue
Clairmont, Alberta**
MLS # A2195843


\$3,625,000

Division:	NONE		
Type:	Multi-Family/Row/Townhouse		
Style:	Stacked Townhouse		
Size:	10,288 sq.ft.	Age:	2017 (8 yrs old)
Beds:	-	Baths:	-
Garage:	Asphalt, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	Carpet, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	mdr
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: 5 appliances for each suite (16 fridges, 16 stoves, 16 dishwashers, 16 washer dryers, existing window coverings)

16 Unit CASH FLOWING apartment complex featuring Eight 3 bed 2.5 bath upper suites and Eight 2 bed 1 bath basement suites for a total finished sqft of 15096 sqft including the basement suites. This attractive complex was built in 2017 and there are separate power meters for each suite and a common boiler for heat and hot water for the whole 16 unit complex. The central parking area boasts 32 parking stalls and is right beside a large kids park and greenspace. Located just 10 minutes north of Grande Prairie in Clairmont. Clairmont boasts a k-8 school, miles of paved walking trails, a skate park, splash park and the Clairmont industrial park is home to 100's of Industry Service Companies like Finning, Kenworth, Precision Well, Brandt, Cummings and more. This complex is being offered for sale at the competitive price of the 2024 appraised value. A CMHC broker has already analyzed the financials and an 85% loan-to-value mortgage is possible for pre-approved buyers with good credit and a net worth of \$750,000+. Seller financing is not available. Financial pro forma is available with a signed NDA and once signed showings will be made available to qualified buyers with a signed NDA, letter of introduction from your banker proving your ability to purchase or a bank pre-approval letter. Total monthly rent will be \$28,850 / month (one basement unit currently vacant advertised at \$1600, current total is \$27,250)3d TOURS ARE ATTACHED TO THE LISTING, THE LINK FOR VIRTUAL TOUR OR MULTI MEDIA IS UPPER SUITE, 3D IS THE LOWER SUITE.