

## \$2,100,000 - 5221 47 St, Barrhead

MLS® #E4353431

**\$2,100,000**

Bedroom, Bathroom, 15,000 sqft  
Multi-Family Commercial on 0.00 Acres

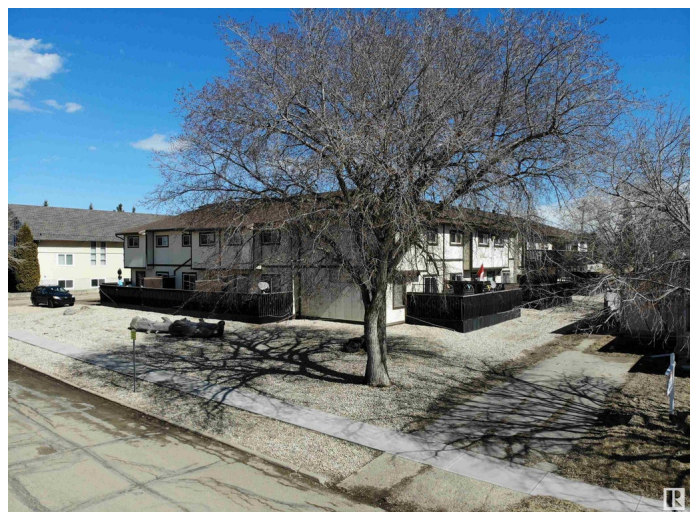
Barrhead, Barrhead, AB

EXCEPTIONAL 21 unit Apartment building in the thriving Town of Barrhead, AB. This is the Quality High Return Revenue producing property you've been looking for in a low vacancy quality tenant community only 1 hr from Edmonton. Unrivalled among any comparable properties for it's Meticulously Maintained & Completely updated infrastructure inside & out. One of updates include a \$120,000 plus Utility upgrade including High Efficiency Viessmann boilers & Electrical creating very important low operating cost for now & well into the future. 8 @ 2 Bdrm Townhouses, 2 @ 2 Bdrm, 10 @ 1 Bdrm plus Bachelor Suite. Spotless Laundry furnished w/ 3 sets of Commercial quality coin washers & dryers. This Building has been professionally owned & operated & updated w/ all the essentials for a complete No hassle, No major maintenance, No expense ease of management for the next 10+ yrs. High Quality Revenue Return, High Quality Structure, Long Term Tenants & High Quality Location. Increasing revenue w/ increasing rental rates

Built in 1984

### Essential Information

MLS® #	E4353431
Price	\$2,100,000



Square Footage	15,000
Acres	0.00
Year Built	1984
Type	Multi-Family Commercial

### Community Information

Address	5221 47 St
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
Province	AB
Postal Code	T7N 1H3

### Amenities

Parking Spaces	30
----------------	----

### Interior

# of Stories	2
--------------	---

### Exterior

Construction	Wood Frame
--------------	------------

### Additional Information

Date Listed	August 7th, 2023
Zoning	R4 High Density

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 18th, 2024 at 4:31pm MDT