\$1,275,000 - 4405 Pleasantview Drive, High Prairie

MLS® #E4446009

\$1,275,000

0 Bedroom, 0.00 Bathroom, Multi-Family Commercial on 0.00 Acres

High Prairie, High Prairie, AB

This RARE SIX-PLEX in HIGH PRAIRIE is a TURN-KEY INVESTMENT offering STRONG CASH FLOW, FULL OCCUPANCY, and a SOLID CAP RATE, Located on a QUIET STREET backing onto GREEN SPACE, it blends CURB APPEAL, PRIVACY, and LONG-TERM VALUE. The 8,324 sq ft complex includes SIX FULLY SELF-CONTAINED UNITSâ€"2 Bungalows, 2 Bi-levels, and 2 Five-level Splitsâ€"each with PRIVATE ENTRANCE, IN-SUITE LAUNDRY, and CONSISTENT INTERIOR FINISHES. Recent upgrades include a 2025 ROOF, 2024 EXTERIOR PAINT, NEW PATIO DOORS, DECKS, CONCRETE WORK, and UPDATED ELECTRICAL. Units 2 and 4 have NEWER FURNACES; all units feature CURTAINS, BLINDS, and SCREEN DOORS WITH BUILT-IN BLINDS. Living spaces range from 885â€"1,385 sq ft with 2â€"3 BEDS. Includes 12 PARKING STALLS (4 COVERED), a SHARED GARBAGE BIN, and the potential to CONDOMINIUMIZE. With FULL OCCUPANCY, a STRONG RENTAL HISTORY, RECENT UPGRADES, and a COMPETITIVE CAP RATE, this is a LOW-MAINTENANCE, HIGH-RETURN ASSET in a STABLE, GROWING MARKETâ€"an ideal opportunity for savvy investors.







Essential Information

MLS® # E4446009

Price \$1,275,000

Bathrooms 0.00 Acres 0.00 Year Built 1982

Type Multi-Family Commercial

Status Active

Community Information

Address 4405 Pleasantview Drive

Area High Prairie
Subdivision High Prairie
City High Prairie
County ALBERTA

Province AB

Postal Code T0G 1E0

Exterior

Exterior Wood Frame

Roof Asphalt Shingles

Construction Wood Frame

Additional Information

Date Listed July 4th, 2025

Days on Market 117

Zoning Zone 70

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