

\$8,600,000 - 61 Mackenzie Ranch Way, Lacombe

MLS® #A2013581

\$8,600,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Mackenzie Ranch, Lacombe, Alberta

FULLY rented 40 suite apartment building located in the highly desirable City of Lacombe. This gorgeous property has a great suite mix with 37 2-bedroom suites and 3-1 bedroom 1-bathroom suites with elevator access. Built in 2018, this building is in excellent condition and rents very quickly if any vacancies arise. The modern flair of the building and suite interiors, along with spacious decks and living area, make this building a high demand rental property. Each suite has its own stove, fridge, dishwasher, OTR microwave and stacking washer/dryer. Each suite has its own cooling and heating system. Tenants pay their bill. There are 40 energized parking stalls, visitor parking and a few extra if need be. There is also off street parking. The roof is low slope with asphalt shingles. 81 Mackenzie Ranch Way is also for sale (sister building) MLS# A2014130, and can be purchased together with 61 Mackenzie Ranch Way if desired. This building has a CMHC mortgage in place with a low interest rate that must be assumed with qualified purchaser. DETAILS- Mortgage balance: \$5144982.00, Interest rate: 3.26%, Amortization: 30 years, Term: 10 years, Maturity date: 2028/12/01, Payment: \$28540.26 P.I.T. (Photos show both 61 & 81 Mackenzie Court)

Built in 2017

Essential Information



MLS® #	A2013581
Price	\$8,600,000
Sold Price	\$8,200,000
Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Commercial
Sub-Type	Multi Family
Status	Sold

Community Information

Address	61 Mackenzie Ranch Way
Subdivision	MacKenzie Ranch
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0J7

Interior

Cooling	Full
---------	------

Exterior

Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	November 28th, 2022
Date Sold	May 1st, 2024
Days on Market	517
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.