

\$895,000 - 35s 2 Street W, Magrath

MLS® #A2100918

\$895,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.18 Acres

NONE, Magrath, Alberta

Fantastic opportunity to purchase a 6 unit multifamily property located in the Town of Magrath (only a 20 minute drive from Lethbridge). This 6 plex was completed in 2010 and has 3 units up and 3 units down. Each are about 1000 square feet and include 2 bedrooms, 1 bath, a kitchen, a dining area, and a living room. The top units have air conditioning and also have access to a deck off the back. The lower units have a covered entrance and have in-floor heat as well as forced air. Each unit has it's own furnace and on-demand water heater. The spacious bathrooms include a tub/shower and a separate walk-in shower. The kitchens have plenty of cupboards and counters and each have an island for more storage and work space. The units were designed for accessibility with larger door and hallway openings. The exterior is Hardie board and stone. The property has concrete ramps, concrete steps and a concrete parking pad. Each parking stall has an electrical outlet which is connected to it's individual unit. Each unit has its own electrical panel and meter. The properties permitted use is a Senior Supportive Housing Facility. It is located just a block away from most of Magrath's amenities including groceries, the post office, pharmacy and doctor's office. Come check out this great investment opportunity!

Built in 2009



Essential Information

MLS® #	A2100918
Price	\$895,000
Sold Price	\$840,000
Bathrooms	0.00
Acres	0.18
Year Built	2009
Type	Commercial
Sub-Type	Multi Family
Status	Sold

Community Information

Address	35s 2 Street W
Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

Amenities

Parking Spaces	9
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Interior

Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Corner Lot, Landscaped, Underground Sprinklers, Near Golf Course, Yard Lights
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

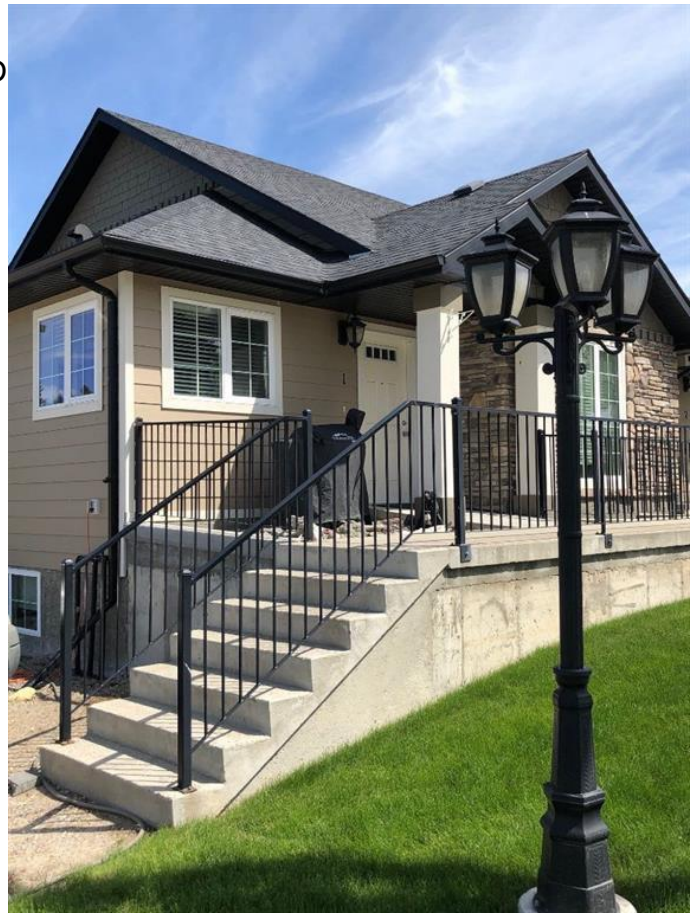
Additional Information

Date Listed	January 12th, 2024
Date Sold	September 25th, 2024
Days on Market	256
Zoning	Institutional/Recreation
HOA Fees	0.00

Listing Details

Listing Office

SUTTON GROUP - LETHBRIDGE



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