

\$1,375,000 - 4932 48 Street, Rocky Mountain House

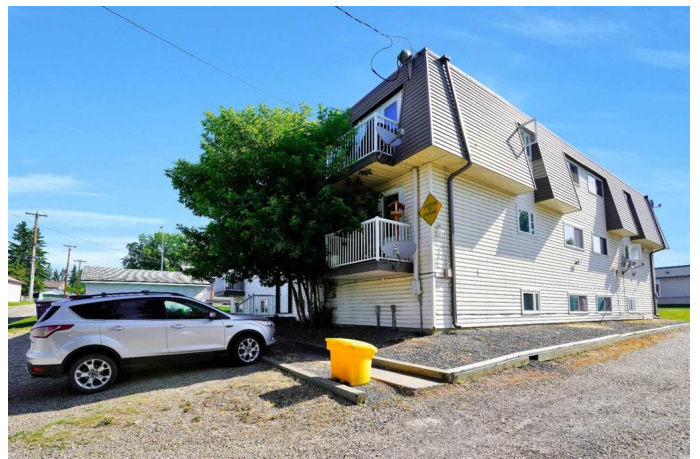
MLS® #A2149862

\$1,375,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Rocky Mtn House, Rocky Mountain House,
Alberta

Welcome to this fantastic investment opportunity in the heart of Rocky Mountain House, Alberta. This well-maintained 12-plex apartment building is fully occupied, offering a stable and reliable income stream for the savvy investor. Located in a desirable neighborhood in Rocky Mountain House, residents enjoy walkable access to local amenities, including schools, parks, shopping, and medical facilities. The low-rise apartment building features 12 units, each thoughtfully designed for comfortable living. There are eleven 2-bedroom suites, and one 1-bedroom suite. All suites have 1 electric fridge and stove/oven. There is a coin operated washer and dryer in the basement for all tenants to use. Each tenant has an assigned off-street parking stall with metered power. The building has had regular interior/exterior maintenance/upgrades, this includes the following: In 2008 rubber membrane roof, upper aluminum siding, all decks resurfaced with new railings installed, west side units the sliding patio doors were replaced with garden doors, in 2015 all exterior windows replaced, 2016 entrance doors replaced. All 12 units have had some renovations, as time permitted between tenants (paint, flooring, lighting, electrical plug, switches etc...) 2010 all units had counter tops replaced in Kitchens and bathrooms, appliances have been replaced as required, all building locks have been replaced with a coded master lock system, in 2020 the



building intercom and door lock system was upgraded, all hallway and common area lighting upgraded to LED, and lastly plumbing repairs have been completed as required. This property offers a good rate of return with reliable established tenants.

Built in 1977

Essential Information

MLS® #	A2149862
Price	\$1,375,000
Sold Price	\$1,170,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Multi Family
Status	Sold

Community Information

Address	4932 48 Street
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1R1

Amenities

Parking Spaces	13
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Interior

Heating	Baseboard, Natural Gas, Boiler
Cooling	None

Exterior

Roof	Membrane, Rubber
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2024
Date Sold	March 22nd, 2025
Days on Market	250
Zoning	RM
HOA Fees	0.00

Listing Details

Listing Office RE/MAX real estate central alberta

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