

\$599,000 - 1-4, 308 3 Street W, Brooks

MLS® #A2163543

\$599,000

0 Bedroom, 0.00 Bathroom, 4,806 sqft

Multi-Family on 0.00 Acres

Central, Brooks, Alberta

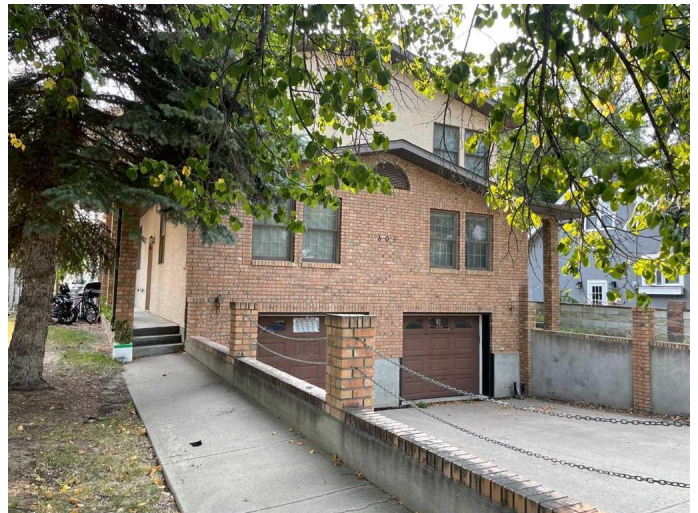
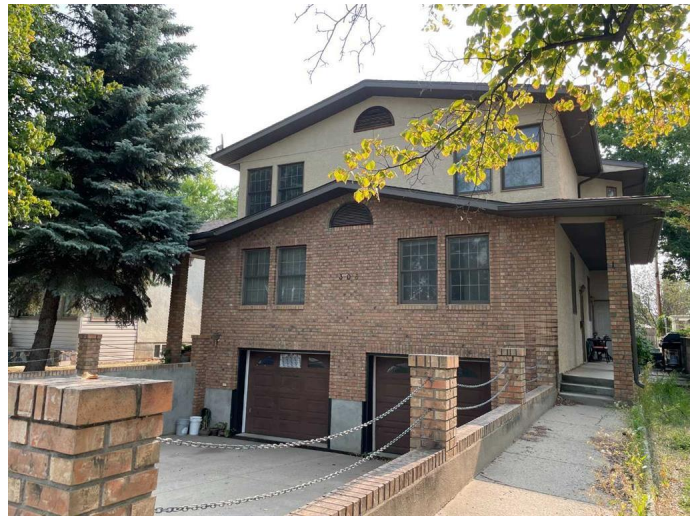
Executive 4 plex in great central location. Walking distance to schools, hospital, daycare, churches, downtown and uptown!

2storey, 2 bedroom, 2.5 bathroom units. Front units include single attached garage (access to unit via basement). Back units have family room or bonus room developed in the basement. Primary suites with walk-in closets and 3 piece ensuite. These air conditioned units all include stone faced gas fireplaces. Current rent roll of \$5000 with each unit paying their own gas and electricity. Owner currently pays water, sewer, garbage (average per month/per unit - approx \$75) units are separately metered. All leases are periodic and currently monthly. Perfect opportunity to live in one unit and rent out the other 3! Or add to an existing portfolio.

Built in 1996

Essential Information

MLS® #	A2163543
Price	\$599,000
Sold Price	\$599,000
Bathrooms	0.00
Square Footage	4,806
Acres	0.00
Year Built	1996
Type	Multi-Family
Sub-Type	4 plex



Style	2 Storey
Status	Sold

Community Information

Address	1-4, 308 3 Street W
Subdivision	Central
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0E7

Amenities

Parking Spaces	8
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Interior

Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
Date Sold	September 20th, 2024
Days on Market	10
Zoning	RHD
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Main Street Realty
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