

\$585,000 - A,b,c,d, 4615 46 Street, Innisfail

MLS® #A2167488

\$585,000

0 Bedroom, 0.00 Bathroom, 4,246 sqft

Multi-Family on 0.19 Acres

Central Innisfail, Innisfail, Alberta

Looking for a REVENUE PROPERTY? Here is your opportunity to own an entire 4 plex in the friendly town of Innisfail! Each Bi-Level style unit has a kitchen, dining area, living room, 2 bedrooms, 4-piece bath, laundry area, and individual storage/ utility room. Nice modern updates including new roof, vinyl plank flooring, doors and paint with reliable long term tenants. Great net income with a current cap rate of 6.4%. An added bonus is that each unit has it's own individual land title! This property has been well maintained and is in excellent shape. Located in a convenient location, close to Innisfail amenities- if you are looking to start or grow your rental portfolio this property is a favorable choice with 100% occupancy and "turn-key ready" condition! *Current mortgages are assumable on approved credit at 1.69% financing for the remainder of the term.

Built in 2002

Essential Information

MLS® #	A2167488
Price	\$585,000
Sold Price	\$575,000
Bathrooms	0.00
Square Footage	4,246
Acres	0.19
Year Built	2002
Type	Multi-Family



Sub-Type	4 plex
Status	Sold

Community Information

Address	A,b,c,d, 4615 46 Street
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1X9

Amenities

Parking Spaces	4
Parking	On Street

Interior

Appliances	See Remarks
Heating	Forced Air
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Lot Description	Corner Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 8th, 2024
Days on Market	18
Zoning	R-3
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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