

\$1,150,000 - 112 5 Avenue, Strathmore

MLS® #A2191627

\$1,150,000

0 Bedroom, 0.00 Bathroom, 2,407 sqft

Multi-Family on 0.14 Acres

Downtown_Strathmore, Strathmore, Alberta

Now's your chance to own an income generating, residential 4 plex in Strathmore. The owners built the building in 2009 and have owned and managed it ever since and are now looking towards retirement. Strathmore has a thriving downtown area with Kinsmen park, it is walking distance to all the inner town amenities including a movie theatre, restaurants, drug store and even Town Hall is just around the corner. Featuring 4 - 2 Bedroom, 1 1/2 bath suites, each with it's own mechanical and laundry. You have some great long term tenants that are happy to stay. This 4 plex has been continually updated over the years upon tenant turnover and feature new water tanks just installed. The units are bright and sunny due to the large windows while the layouts are functional and take advantage of the great exposure. A short walk to schools, outdoor water park for kids in the summer and skating rinks in the winter. This is a great place for any perspective tenants. An R-3 zoning, with a 50 x 120 lot which has so much potential for income generation into the future. Out of respect for tenant rights and privacy, there is no sign or lockbox on site . Please do not approach - Call for any inquiries or to set up an appointment. Minimum 24 hrs. notice for appointments will apply.

Built in 2009

Essential Information



MLS® #	A2191627
Price	\$1,150,000
Sold Price	\$1,000,000
Bathrooms	0.00
Square Footage	2,407
Acres	0.14
Year Built	2009
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Sold

Community Information

Address	112 5 Avenue
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	t1p1b7

Amenities

Utilities	Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected
Parking Spaces	5
Parking	Alley Access, Guest, Off Street, On Street, Outside, Unassigned

Interior

Appliances	Dishwasher, Dryer, Electric Stove, Electric Water Heater, Range Hood, Washer
Heating	Forced Air, Natural Gas
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Manufactured Floor Joist, Post & Beam, Vinyl Siding, Wood

	Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	February 8th, 2025
Date Sold	April 4th, 2025
Days on Market	52
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.