

\$235,000 - 1-5, 439 3 Street W, Brooks

MLS® #A2193648

\$235,000

0 Bedroom, 0.00 Bathroom, 1,982 sqft

Multi-Family on 0.00 Acres

West End, Brooks, Alberta

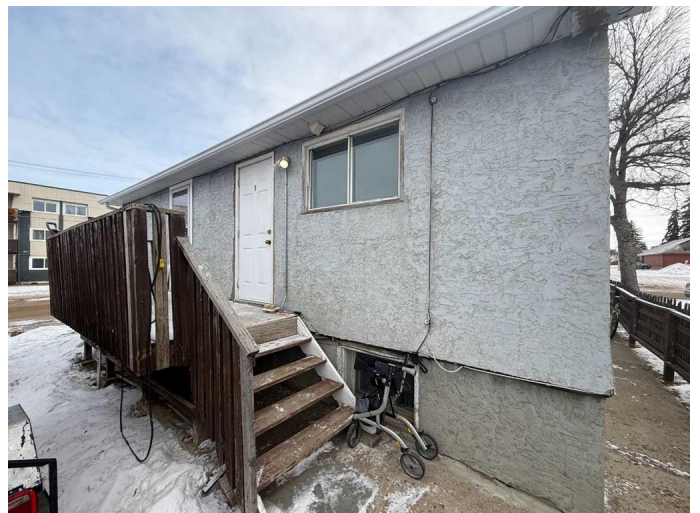
Unique Investment Opportunity – 5-Suite Property, The Palace offers an excellent investment opportunity with five 1-bedroom suites, each rented at \$675/month. Ideal for those looking to expand their rental portfolio, this property serves as an affordable housing option for individuals in need of stable accommodations. Situated in a mature neighborhood and accessible location, and providing essential amenities for tenants. The suites are individually occupied, ensuring a steady cash flow. With a total rental income of \$3,375 per month, this property presents a solid return on investment. (Annual Potential Rental Income: \$40500 Annual Expenses: Utilities: \$4185, Water/Garbage: \$4224, Insurance: \$2785, Tax: \$3026)

Whether you're an investor looking for a consistent income property or someone who wants to contribute to providing accessible/affordable housing, this home is worth considering. Contact today for more details

Built in 1948

Essential Information

MLS® #	A2193648
Price	\$235,000
Sold Price	\$225,000
Bathrooms	0.00



Square Footage	1,982
Acres	0.00
Year Built	1948
Type	Multi-Family
Sub-Type	4 plex
Status	Sold

Community Information

Address	1-5, 439 3 Street W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0E7

Amenities

Parking Spaces	2
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Interior

Heating	Forced Air, Space Heater
Has Basement	Yes
Basement	Full, Separate/Exterior Entry, Finished, Suite

Exterior

Lot Description	Corner Lot
Roof	Asphalt Shingle

Additional Information

Date Listed	February 11th, 2025
Date Sold	March 3rd, 2025
Days on Market	19
Zoning	RHD
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Main Street Realty
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