

# \$759,999 - 4302 54 Avenue, Olds

MLS® #A2198234

**\$759,999**

0 Bedroom, 0.00 Bathroom, 1,980 sqft  
Multi-Family on 0.19 Acres

NONE, Olds, Alberta

\*\*\* CASH COW - 7.09% CAP RATE \*\*\*

INCREDIBLE INVESTMENT

OPPORTUNITY! This 4 plex has 4 separate units with each having its own furnace (2 are newer), hot water tank, laundry and separately metered. Each unit has 3 bedrooms and 1 full bathroom. Metal roof. Huge corner lot with South back yard and 8 parking stalls! Property rents for \$67,200/year. Tenants to be assumed. Vacancy is very low. Huge demand! Tenants pay utilities.

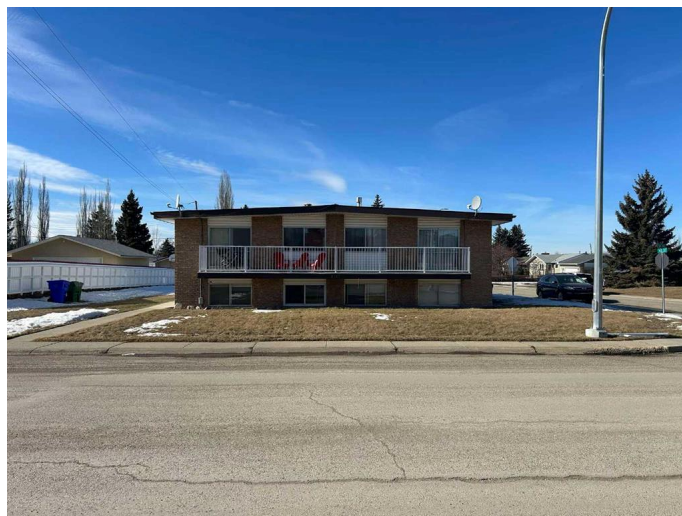
Built in 1973

## Essential Information

MLS® #	A2198234
Price	\$759,999
Bathrooms	0.00
Square Footage	1,980
Acres	0.19
Year Built	1973
Type	Multi-Family
Sub-Type	4 plex
Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	4302 54 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County



Province	Alberta
Postal Code	T4H 1B5

### **Amenities**

Parking Spaces	8
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air

### **Exterior**

Lot Description	Back Lane, Corner Lot, Cul-De-Sac, Rectangular Lot
Roof	Metal
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	14
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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