

\$675,000 - 5846 71 Street, Red Deer

MLS® #A2202512

\$675,000

0 Bedroom, 0.00 Bathroom, 2,176 sqft
Multi-Family on 0.19 Acres

Glendale, Red Deer, Alberta

Discover an outstanding investment opportunity in Glendale with an impressive 8.2% CAP RATE and a total of \$74,520 per year in gross rents. This exceptional 4-plex is a top performer in Red Deer's thriving rental market, ensuring strong and reliable income along with growth potential. Each unit features 3 bedrooms and 1 bathroom, making them highly appealing to tenants and families! The property boasts NEWER VINYL WINDOWS throughout, enhancing energy efficiency and overall maintenance. Sturdy Metal Siding! Recent renovations have been made in Unit D, and other updates throughout the units. The 2014 asphalt shingle roof is in excellent condition and has plenty of life remaining. Each unit is individually metered, and tenants cover ALL UTILITIES, which significantly increases this properties performance as an investment. Located on a quiet residential street, this oversized 8,373 sq ft lot is uniquely positioned as the only 4-plex in the block. It offers a private rear parking area with powered stalls and additional street parking for convenience. Residents will enjoy easy access to parks, schools, shopping, downtown, and major highways, which makes this location highly desirable. With consistent tenancy and the growing appeal of Red Deer due to its strong job market and affordability, this turn-key property presents an incredible investment with solid potential for growth. Don't miss your chance to acquire this high-performing, hassle-free asset!



Built in 1975

Essential Information

MLS® #	A2202512
Price	\$675,000
Bathrooms	0.00
Square Footage	2,176
Acres	0.19
Year Built	1975
Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	5846 71 Street
Subdivision	Glendale
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 1C8

Amenities

Parking Spaces	6
Parking	Off Street, Parking Pad

Additional Information

Date Listed	March 20th, 2025
Days on Market	13
Zoning	R2

Listing Details

Listing Office	Real Broker
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