

**1-6, 10709 108 Avenue**  
**Fairview, Alberta**

**MLS # A2142844**



**\$750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	6,864 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Natural Gas	<b>Bldg Name:</b>	Fairvista Condominium
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	C-1 Residential Condomini
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Negotiable

Your chance to become a commercial owner of a METICULOUSLY maintained 6-plex in a city with LIFT potential as Alberta continues to set migration records. Rental market in Fairview is extremely busy right now! This property is currently rented as an adult only/pet restricted building, with all units generating \$1150/month + utilities as of September 1st, 2024. If you are looking for a solid building to park your money, there is no better property in terms of build quality and current condition than this one. This property is listed at \$50,000 below appraised value... PER UNIT! Each unit has an above ground one-car garage, amazing sound proofing, and HVAC/laundry in-unit. Enjoy gas fireplaces, balcony's on each unit, open-concept, stainless appliances, and master ensuites. 3 units are 2 bed, 2 bath, and 3 units are 1 bed 1 den, 2 bath. Condo fees are \$300/month and cover security, water, sewer, garbage, lawn care, exterior maintenance, and reserve fund contribution. The building has 30 year shingles! Fairview is a community that hosts 3 schools, a polytechnic university, hospital, seniors lodge and much more. All apartments are rented with the exception of one for showing purposes. Measurements are as per Condo documents. This is an attractive investment at \$6900/month gross rent + utilities on a \$750,000 purchase price.