

# 5 SUITE APARTMENT COMPLEX

3805 53 STREET, WETASKIWIN, AB

\$660,000



## PROPERTY HIGHLIGHTS

Very well maintained unique 5-plex in Wetaskiwin. Owners suite is a specially built 950 SF raised bungalow with fully finished basement. The attached 4-plex consisting of 3 x 2-bedroom 1 bath and 1 x 1 bedroom, 1 bath units. The bungalow has 3-bedroom, 2 full bath and comes with oversized heated double-detached garage. The building has video surveillance system, newer roof, vinyl windows, hot water tank, boiler, etc.

Address:	3803 A & B, 3805 A & B, 3805 53 Street Wetaskiwin, AB
Legal Description:	Plan 775U; Block 32; Lots 2 & 3
Year Built	1994 & 1986
Suite Mix:	1 x one-bedroom, 3 x two-bedroom, 1 x three-bedroom
Building Size:	2,750 SF +/- (above grade); 5,500 SF +/- (total)
Lot Size:	11,500 SF +/-
Zoning:	R3
Parking:	Double-detached garage; 5 paved parking
Construction:	Wood Frame
Power:	Separately Metered
Heating:	Hot Water & Forced Air



RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

**Syamal Raha**  
Associate Broker  
E: [syamal.raha@commercialyeg.ca](mailto:syamal.raha@commercialyeg.ca)  
D: 780.710.7000  
C: 780.990.7242

[commercialyeg.ca](http://commercialyeg.ca)

#1 RE/MAX Commercial Team Worldwide 2017 & 2018\*

O:780.429.1200

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All information should be independently verified by the Purchaser. \*based on commercial commissions 2017 & 2018

# 5 SUITE APARTMENT COMPLEX

## RENT ROLL

Suite:	Current Rent:	Potential Rent:
3803A	\$700	\$800
3803B	\$875	\$950
3805A	\$750	\$900
3805B	\$875	\$950
3805	Owner's Suite	\$1,350

## INCOME & EXPENSES

	Annual	
Income:	Scheduled Income:	\$59,400
	Laundry:	\$1,200
	Vacancy(5%):	\$2,970
	<b>Total Income:</b>	<b>\$57,630</b>
Expenses	Tax (2018):	\$5,283
	Utilities:	\$5,864
	Insurance:	\$3,074
	Repair & Maintenance:	\$2,000
	Misc.	\$500
	<b>Total Expense:</b>	<b>\$16,721</b>
	<b>Net Income:</b>	<b>\$40,909</b>
<b>Cap Rate:</b>	<b>6.12</b>	

