

# \$725,000 - 3518 48 Avenue, Red Deer

MLS® #A2201270

**\$725,000**

0 Bedroom, 0.00 Bathroom, 1,978 sqft  
Multi-Family on 0.13 Acres

South Hill, Red Deer, Alberta

**\*\*\*CASH COW - 6.32% CAP RATE\*\*\***

**INCREDIBLE INVESTMENT OPPORTUNITY!**

This 3 PLEX sits on a corner lot, in a quiet area, right by the park and across from a treed reserve! Each unit has 3 bedrooms, 1.5 bathrooms, vaulted ceilings and new stainless steel appliances! Yearly rent is \$65,400! Tenants pay utilities. South backyard, 6 paved parking stalls and 3 storage sheds. Tenants to be assumed. BUYERS DID NOT WAIVE FINANCING.

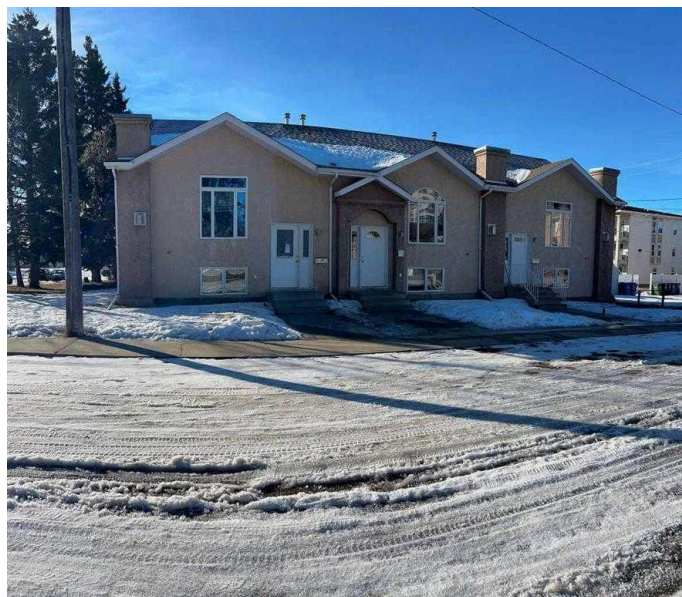
Built in 2001

## Essential Information

MLS® #	A2201270
Price	\$725,000
Bathrooms	0.00
Square Footage	1,978
Acres	0.13
Year Built	2001
Type	Multi-Family
Sub-Type	Triplex
Status	Active

## Community Information

Address	3518 48 Avenue
Subdivision	South Hill
City	Red Deer
County	Red Deer
Province	Alberta



Postal Code T4N 3S3

### **Amenities**

Parking Spaces 6

Parking Stall, Paved

### **Interior**

Appliances Other

### **Additional Information**

Date Listed March 11th, 2025

Days on Market 24

Zoning R2

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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