# \$595,000 - 101 Assiniboine Drive, Swan Hills

MLS® #A2206711

### \$595,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Swan Hills, Alberta

Attention investors! This 10 unit Townhouse rental project is now up for sale at just the right time. After numerous improvements and upgrades this project is now fully rented. With Interest rates coiming down and demand for rentals contunuing to rise now is the time to improve your Real Estate Investment return. With Kiwetinohk Energy Corp. announcing their 460 Megawatt Black Bear Power Plant with a Carbon Capture and Sequestration component in July/24, 24 kms south of Swan Hills and the Federal Gov't issuing a statement on Dec.24/24 that an Impact Assessment was not required, the rental requirements will certainly go up. These 2 storey units offer 2 and 3 brm set ups, each with it's own Fridge & Stove and full basements, covered parking and a huge common yard. The lot is .54acres.



#### **Essential Information**

MLS® # A2206711 Price \$595.000

Bathrooms 0.00 Acres 0.00 Year Built 1986

Type Commercial Sub-Type Multi Family

Status Active

### **Community Information**







Address 101 Assiniboine Drive

Subdivision NONE

City Swan Hills

County Big Lakes County

Province Alberta

Postal Code T0G 2C0

#### **Amenities**

Parking Spaces 20

## **Additional Information**

Date Listed April 1st, 2025

Days on Market 204

Zoning Muti Residential

### **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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