

# \$1,470,000 - 5617 60 Avenue, Red Deer

MLS® #A2175520

**\$1,470,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.39 Acres

Riverside Meadows, Red Deer, Alberta

An exceptional investment opportunity with this twelve unit, fully rented apartment complex in a prime location near the Red Deer River. With ample stall parking on site, this building is perfectly positioned for renters. The Raven Thorpe Manor is in a quiet neighbourhood and yet offers convenient proximity to essential amenities, including the nearby mall and bus stops. Just a short walk to Bower Ponds, residents enjoy immediate access to the city's extensive network of walking and biking paths. This property includes 3 one bed/one bath units and 9 two bed/one bath units, is fully rented and there is potential to increase rents. Almost half of the suites have been renovated and for buyers looking for an additional advantage, this building has been condominiumized with all 12 suites individually titled allowing an investor to hold the building as a long term investment or sell suites individually .

Built in 1973

## Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2175520     |
| Price      | \$1,470,000  |
| Bathrooms  | 0.00         |
| Acres      | 0.39         |
| Year Built | 1973         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |



Status Active

### Community Information

Address 5617 60 Avenue  
Subdivision Riverside Meadows  
City Red Deer  
County Red Deer  
Province Alberta  
Postal Code T4N 4W2

### Amenities

Parking Spaces 12

### Interior

Heating Natural Gas, Baseboard, Boiler

### Exterior

Roof Flat  
Foundation Poured Concrete

### Additional Information

Date Listed November 3rd, 2024  
Days on Market 171  
Zoning R2

### Listing Details

Listing Office Sotheby's International Realty Canada

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