

## \$1,150,000 - 4943 Chalmers Avenue, Swan Hills

MLS® #E4382071

**\$1,150,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Swan Hills, Swan Hills, AB

**MOTIVATED SELLER!!** Own Copperstone Manor with a 9.61% Cap Rate with excellent cashflows. This 24 suite apartment building was significantly renovated in 2019 with new luxury vinyl plank flooring throughout the suites; new paint; new bathrooms; new kitchen countertop and tile backsplash; new fire rated doors throughout, upgraded LED lighting, and too much to list. There is an excellent mix of 18 One Bedroom plus 6 Two Bedroom suites. 19 suites are fully furnished. Great for workers at oil field sites, forestry, and locals. Each suite is individually metered for electricity. Boiler was installed in 2010 and is well maintained. The 35 year rated roof shingles were installed in 2008. On-site caretaker and helper. Don't miss this opportunity to get a fantastic cashflowing property!! NO VTB OR ASSUMABLE MORTGAGE. See REALTOR's website for more details.

Built in 1980

### Essential Information

MLS® #	E4382071
Price	\$1,150,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Multi-Family Commercial



Status                      Active

**Community Information**

Address                    4943 Chalmers Avenue  
Area                        Swan Hills  
Subdivision                Swan Hills  
City                         Swan Hills  
County                      ALBERTA  
Province                    AB  
Postal Code                T0G 2C0

**Exterior**

Exterior                    Wood Frame  
Construction               Wood Frame

**Additional Information**

Date Listed                April 15th, 2024  
Days on Market            474  
Zoning                      Zone 70

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