

# \$649,900 - 101 Assiniboine Drive, Swan Hills

MLS® #A2206711

**\$649,900**

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 of over 10,000 sq. ft. The Cap. Rate, with a resident owner, is 10.55%.



Built in 1986

## Essential Information

MLS® #	A2206711
Price	\$649,900
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
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## Additional Information

Date Listed	April 1st, 2025
Days on Market	47
Zoning	Muti Residential

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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