

# \$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            183  
Zoning                        R2

**Listing Details**

Listing Office                Sotheby's International Realty Canada

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