10120 103 Avenue
Grande Prairie, Alberta

MLS # A2236685

$439,900

Division:	Avondale		
Type:	Multi-Family/4 plex		
Style:	Bungalow		
Size:	1,462 sq.ft.	**Age:**	1955 (71 yrs old)
Beds:	-	**Baths:**	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Floor Furnace, Natural Gas	**Bldg Name:**	-
Floors:	Carpet, Vinyl	**Water:**	-
Roof:	-	**Sewer:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	RT
Foundation:	Poured Concrete	**Utilities:**	-
Features:	-		

Inclusions: None

4Plex - 4 Renters $4300 Total Rent - 4 Power meters! Incredible Opportunity to own a 4 plex for 450k, that's only 113k per door and to sweeten the deal its fully rented and cash flowing! This unique 4plex conversion has an Upper 3 bedroom space, two 1 bedroom basement suites a 2 story LOFT Suite! This Place has amazing parking with a front driveway and a massive gravel parking pad in the back, which is accessed through the alley. "A" basement suite is paying 800 per month, B basement suite is paying $900 per month, loft suite is paying $1100 per month and the Main floor is paying $1500 per month, tenants pay their own electricity, cable , telephone and tenant insurance. Owner pays water/sewer/garbage. There is a common area laundry room with coin operated washer and dryer that produces additional income of $100-$200 per month. Invest and rent? Create 4 Air BnB's ? Or move into one of the suites and retire and let the other 3 tenants pay your mortgage! The side hustle options for the place are endless! (inside photos from when vacant in the past)