

-, 10204 106 Avenue  
Grande Prairie, Alberta

MLS # A2038184



# \$1,550,000

Division:	Avondale		
Type:	Multi-Family/Apartment		
Style:	Multi Level Unit		
Size:	9,648 sq.ft.	Age:	1969 (55 yrs old)
Beds:	-	Baths:	-
Garage:	Paved		
Lot Size:	0.32 Acre		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** 12 stoves , 12 fridges, washer dryer

Attention Investors! This is a rare opportunity to acquire a well-maintained twelve-unit multi-family apartment building situated in the heart of Grande Prairie. The building enjoys a central location and boasts long-term tenants, making it a sound investment. The property offers convenient amenities such as coin-operated washer and dryer units and a new boiler system, providing additional value for tenants. The building is also conveniently located near schools and Muskoseepi Park. With a range of rental rates from \$850 for a 1-bed unit to \$1,250 for a 2-bed unit, the property generates a total gross income of \$13,400 per month. The owner has self-managed the property, ensuring it is well-cared for and individual units have been updated as necessary. This property rarely has vacancies, making it a secure long-term investment opportunity. Call your Commercial Realtor&copy; for more information or to book a showing today.