



9403 100 Avenue  
Grande Prairie, Alberta

MLS # A2280853



**\$1,025,000**

<b>Division:</b>	Smith		
<b>Type:</b>	Multi-Family/Triplex		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,620 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** None

Brand new luxury triplex now CASH FLOWING! ALL SUITES RENTED FOR A TOTAL OF \$10,000! Unit A is being rented at \$2750 includes water, tenants pay power and gas. Unit B rented for \$4500 a month furnished, including all utilities. Unit C rented for \$2750 includes water, tenants pay power and gas. Located just two blocks from the Junction Point Professional Area, featuring two spacious 3 bed, 2.5 bath two-storey suites each with their own private garage, plus a front 4 bed, 2 bath suite, all with separate power and gas meters for each unit. Purpose-built with investor appeal in mind, this high-end multifamily asset is designed to attract premium tenants with upscale finishes throughout, including quartz countertops, birch plywood cabinetry with high-gloss soft-close hardware, Italian tile backsplash, stainless steel appliances, triple-pane windows, Ditra under-tile flooring, solid MDF shelving in closets and pantry, and oversized 4.5" baseboards. Additional features include silent WiFi-enabled garage door openers, one-piece easy-clean toilets, and a functional layout that supports strong rental demand. The property offers rear alley access with a total of six parking stalls. Unit A we are locked in on a year lease for \$5575/month starting feb, fully furnished and including utilities. Unit B \$2400/month 1 year lease plus power and gas starting Feb 1. The front unit is still vacant. An excellent opportunity for investors seeking immediate cash flow and long-term upside in a prime Grande Prairie location. (2 story with garage tour is under multi media, front 4 bed suite is under 3D.)