



10204 106 Avenue
Grande Prairie, Alberta

MLS # A2293861



\$1,599,999

Division:	Avondale		
Type:	Commercial/Multi Family		
Style:	-		
Size:	9,649 sq.ft.	Age:	1969 (57 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: 12 Stoves, 12 Fridges, coin washer and dryer

A well-established and lovingly maintained residential property sitting in one of Grande Prairie's most sought-after rental corridors. This 3-level multifamily building has been carefully managed throughout its ownership; typically running at full occupancy, a testament to its quality, location, and the strength of Grande Prairie's rental market. Solid construction provides exceptional durability and quiet, comfortable living. Every above-grade unit features a private balcony. The building includes 12 dedicated parking stalls (one per unit), spacious floor plans, and a common coin-op laundry room. Recent capital improvements include roof replacement in 2014, boiler system replacement in 2012. Regular boiler maintenance and roof was repaired recently. Selling at a great return rate with room to increase revenue to market rates. CMHC mortgage to be assumed, 5 units are rent controlled.