



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

101-105, 201-205, 301-305, 9225 93 Avenue  
Grande Prairie, Alberta

MLS # A2112004



**\$3,725,000**

Division:	Smith		
Type:	Commercial/Multi Family		
Style:	-		
Size:	24,800 sq.ft.	Age:	2013 (11 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:** 20 fridges, 20 stoves, 20 dishwashers, 20 washer and dryers, All furnishings in the fully furnished units (Seller will provide an updated list)

Presenting an extraordinary investment prospect in the real estate realm &ndash; a multi-family property featuring 20 units under a single title, designed to captivate investors seeking both lucrative returns and contemporary comforts. Each unit, comprising 3 bedrooms and 2 bathrooms, showcases a spacious layout complemented with individual balconies for serene outdoor moments. The open-concept living areas foster inviting interiors, while 15 furnished units ensure convenience for long-term tenants with renewed leases. Adding a dynamic dimension, 3 units are dedicated to Airbnb rentals, tapping into the thriving short-term market. The remaining units are occupied by meticulously chosen tenants, ensuring a stable rental portfolio. Conveniently situated near shopping centers, a new recreational facility, and key city arteries, this property offers the utmost convenience for residents and commuters alike. With a strategic blend of rental types, this property offers a balanced income approach that minimizes risk and maximizes cash flow. Quality long-term tenants and operational Airbnb units guarantee stability, while the prime location bolsters demand and property value. Seize the opportunity to explore this harmonious blend of upscale living and sound investment &ndash; schedule a private tour today.