



**GRASSROOTS**  
REALTY GROUP

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10204 106 Avenue  
Grande Prairie, Alberta

MLS # A2223148



**\$1,550,000**

Division:	Avondale		
Type:	Commercial/Multi Family		
Style:	-		
Size:	9,649 sq.ft.	Age:	1969 (56 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.32 Acre		
Lot Feat:	-		

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

**Inclusions:** 12 Stoves, 12 Fridges, Washer & Dryer

Turnkey 12-Unit Income Property in Prime Rental Location!! Excellent opportunity to own a well-maintained, income-generating 12-unit apartment complex in a highly sought-after rental market. The property consists of four spacious 2-bedroom units and eight well-laid-out 1-bedroom units, offering a diversified rental mix that appeals to a broad tenant base. Several units have been completely renovated, increasing both rental appeal and income potential. Common areas have recently been updated with new vinyl plank flooring and fresh paint, creating a clean, modern aesthetic and reducing future maintenance costs. Key property highlights: Current gross monthly income: \$13,725. Boiler and hot water tank for improved efficiency. Newer vinyl siding enhances curb appeal and minimizes upkeep. Sloped roof provides optimal drainage and lower long-term maintenance. Well-managed and in excellent condition, making it ideal for passive investors. This property offers strong cash flow from day one, with upside potential through continued unit upgrades and market rent adjustments. Situated in a prime rental location, vacancy is rarely an issue, and tenant demand remains consistently high. Whether you're expanding your portfolio or seeking a stable, income-producing asset, this 12-plex presents a compelling opportunity.