



**GRASSROOTS**  
REALTY GROUP

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**10120 103 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2236685**



**\$439,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,462 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Floor Furnace, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** None

4Plex - 4 Renters \$4150 Total Rent - 4 Power meters! Incredible Opportunity to own a 4 plex for 450k, that's only 113k per door and to sweeten the deal its fully rented and cash flowing! This unique 4plex conversion has an Upper 3 bedroom space, two 1 bedroom basement suites a 2 story LOFT Suite! This Place has amazing parking with a front driveway and a massive gravel parking pad in the back, which is accessed through the alley. "A" basement suite is paying 800 per month, B basement suite is paying \$800 per month, loft suite is paying \$1050 per month and the Main floor is paying \$1250 per month, tenants pay their own electricity, cable , telephone and tenant insurance. Owner pays water/sewer/garbage. There is a common area laundry room with coin operated washer and dryer that produces additional income of \$100-\$200 per month. Invest and rent? Create 4 Air BnB's ? Or move into one of the suites and retire and let the other 3 tenants pay your mortgage! The side hustle options for the place are endless! (inside photos from when vacant in the past)