



9403 100 Avenue
Grande Prairie, Alberta

MLS # A2280853



\$1,025,000

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

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

Inclusions: None

Brand new luxury triplex now CASH FLOWING! BOTH GARAGE SUITES RENTED FOR A TOTAL OF \$7975, the front 4 bedroom unit is being advertised at \$2350 so this place could be grossing \$10,325 per month!. 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.)