



**10204 106 Avenue  
Grande Prairie, Alberta**

**MLS # A2293861**



**\$1,599,999**

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

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

**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.