



GRASSROOTS
REALTY GROUP

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

1-4, 9403 108 Avenue
Grande Prairie, Alberta

MLS # A2138812



\$484,900

Division:	Hillside		
Type:	Multi-Family/4 plex		
Style:	Single Level Unit		
Size:	1,365 sq.ft.	Age:	1966 (58 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle, Clay Tile	Sewer:	-
Basement:	None	LLD:	-
Exterior:	-	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Kitchen accessories,

Attention Investors: This fabulous cash flow property is situated on a large corner lot with a parking pad. Inside you will find four (4) bachelor/bachelorette suites that are fully furnished, each with signed 1-year leases. Outside exterior has newer shingles and Hardie Board siding on the front (2020). The lot is nicely landscaped with trees in the front and a sitting area in the bank yard. Don't miss out on this unique rental property and call your favorite realtor to view.