



GRASSROOTS
REALTY GROUP

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#, 10030 106 Avenue
Grande Prairie, Alberta

MLS # A2145057



\$1,950,000

Division:	Avondale		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	20,435 sq.ft.	Age:	1981 (43 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.46 Acre		
Lot Feat:	-		

Heating: -
Floors: -
Roof: -
Basement: -
Exterior: -
Foundation: -
Features: -

Bldg Name: -
Water: -
Sewer: -
LLD: -
Zoning: RM
Utilities: -

Inclusions: n/a

Opportunities like this don't come around often, so don't miss your chance to own a well-maintained, 24-unit multitenant building in the heart of Grande Prairie. The property has been meticulously maintained over the years, ensuring that investors can acquire a turnkey investment without worrying about significant immediate maintenance expenses. The property consists of 12 two-bedroom units and 12 one-bedroom suites, providing a total of 24 rental units. Grande Prairie boasts a growing rental market, with vacancy rates dropping and rental rates increasing, making this property a must-see for any serious investor. The property includes 29 parking stalls and tenants each pay their own power and gas. The Landlord pays for water and common area expenses. This building presents an attractive investment opportunity for both local and regional investors looking to establish their presence in this thriving city. To book a showing or request more information, please call your local Commercial Realtor®.