



**9901-9917 109 Avenue
Grande Prairie, Alberta**

MLS # A2147797



\$4,200,000

Division:	VLA Montrose		
Type:	Commercial/Multi Family		
Style:	-		
Size:	12,960 sq.ft.	Age:	2014 (10 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Fridge x 18, Stove x 18, Range hood x 18, Dishwasher x 18, Washer x 18, Dryer x 18.

Presenting a rare and exceptional investment opportunity: 9 duplexes, each on separate titles, offering a total of 18 units, with 54 bedrooms and 36 bathrooms in total, all side by side. Each unit features 3 spacious bedrooms and 2 full bathrooms. These great properties are centrally located with easy access to schools, parks and shopping. The main floor boasts a large bedroom, a full bathroom, a generous living and dining area, and a well-appointed kitchen with ample storage, perfect for everyday living and entertaining. The lower level includes two more comfortable bedrooms, a family room, and another full bathroom, as well as a convenient laundry room, ensuring practical and efficient use of space. All units are finished with similar high-quality finishes throughout, making maintenance straightforward and cost-effective. The separate titles provide flexibility in financing, allowing for diverse ownership options. This is a dream investment opportunity, offering substantial rental income potential and the possibility for appreciation in a desirable area. Don't miss out on this chance to secure a lucrative portfolio of properties. Purchase options are available and one single unit is for sale currently (A2147751) Contact your favorite realtor today for more details and to arrange a viewing of these fantastic duplexes.