

**10120 103 Avenue  
Grande Prairie, Alberta**

**MLS # A2236685**



**\$449,900**

|                  |                     |               |                   |
|------------------|---------------------|---------------|-------------------|
| <b>Division:</b> | Avondale            |               |                   |
| <b>Type:</b>     | Multi-Family/4 plex |               |                   |
| <b>Style:</b>    | Bungalow            |               |                   |
| <b>Size:</b>     | 1,462 sq.ft.        | <b>Age:</b>   | 1955 (70 yrs old) |
| <b>Beds:</b>     | -                   | <b>Baths:</b> | -                 |
| <b>Garage:</b>   | -                   |               |                   |
| <b>Lot Size:</b> | -                   |               |                   |
| <b>Lot Feat:</b> | -                   |               |                   |

|                    |                                       |                   |    |
|--------------------|---------------------------------------|-------------------|----|
| <b>Heating:</b>    | Baseboard, Floor Furnace, Natural Gas | <b>Bldg Name:</b> | -  |
| <b>Floors:</b>     | Carpet, Vinyl                         | <b>Water:</b>     | -  |
| <b>Roof:</b>       | -                                     | <b>Sewer:</b>     | -  |
| <b>Basement:</b>   | Full, Suite                           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Wood Frame                  | <b>Zoning:</b>    | RT |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | -                                     |                   |    |

**Inclusions:** None

Incredible Opportunity to own a 4 plex for 450k, that's only 113k per door and to sweeten the deal its fully rented and cash flowing! This unique 4plex conversion has an Upper 3 bedroom space, two 1 bedroom basement suites a 2 story LOFT Suite! This Place has amazing parking with a front driveway and a massive gravel parking pad in the back, which is accessed through the alley. "A" basement suite is paying 800 per month, B basement suite is paying \$800 per month, loft suite is paying \$1050 per month and the Main floor is paying \$1250 per month, tenants pay their own electricity, cable , telephone and tenant insurance. Owner pays water/sewer/garbage. There is a common area laundry room with coin operated washer and dryer that produces additional income of \$100-\$200 per month. Invest and rent? Create 4 Air BnB's ? Or move into one of the suites and retire and let the other 3 tenants pay your mortgage! The side hustle options for the place are endless! (inside photos from when vacant in the past)