

**10231 107 Avenue
Grande Prairie, Alberta****MLS # A2281824****\$869,000**

Division:	Avondale South		
Type:	Multi-Family/4 plex		
Style:	Bungalow		
Size:	2,168 sq.ft.	Age:	1990 (36 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.18 Acre		
Lot Feat:	-		

Heating: -**Floors:** -**Roof:** -**Basement:** -**Exterior:** -**Foundation:** -**Features:** -**Bldg Name:** -**Water:** -**Sewer:** -**LLD:** -**Zoning:** RT**Utilities:** -**Inclusions:** NA

Investment Opportunity!! Fourplex for sale with a tenant in all four units. Each unit has 2 bedrooms and a bathroom with their own laundry, private deck and entrance. Appliances included. Each unit is separately metered (power, water, and gas). All four units have been fully renovated within the past 5 years with new flooring, paint, blinds, & bathroom fixtures. One unit has a completely renovated kitchen. 10231A - monthly rent is \$1,750.00 with \$300.00 / month for utilities included in rent and is on a month to month lease. 10231B - monthly rent is \$1,625.00 and tenant pays utilities and lease expiry is March 2026. 10233A - monthly rent is \$1,400.00 and tenant pays utilities and lease is month to month. 10233B - monthly rent is \$1,500.00 and tenant pays utilities and lease expires August 2026. The tenants have been responsible for snow removal in each of their parking spots and the Landlord has been responsible for the sidewalks and lawn maintenance. Superb rental location overlooking Muskoseepi Park!