

**A/B/C, 9321 103 Avenue
Grande Prairie, Alberta**

MLS # A2188835



\$675,000

Division:	Hillside		
Type:	Multi-Family/Triplex		
Style:	-		
Size:	2,185 sq.ft.	Age:	2005 (20 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Off Street, Outside, Paved, Varies by Unit		
Lot Size:	0.41 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Linoleum	Water:	-
Roof:	-	Sewer:	-
Basement:	Finished, Full	LLD:	-
Exterior:	-	Zoning:	RT
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: n/a

INVESTMENT OPPORTUNITY - Well maintained Triplex (consists of three individual dwelling units combined into one building, with the individual units sharing one or two common walls) on 0.41 acres. Over 4,100 sq.ft. of living area! All units are Three Bedroom, 1.5 bath suites. Split level entryway (with coat closet) - upstairs is large open area kitchen (with pantry), dining area, half bath and living room. Downstairs included three bedrooms, full bath, and laundry/utility room. Each unit has its own Washer and Dryer, two paved parking stalls, separate deck access via patio doors off the dining room, and under deck storage! Tenancy Details - A-moved in October 1, 2022 (last rental increase Nov 1, 2024), B-moved in August 30, 2024, C-moved in August 1, 2018 (last rental increase Feb 1, 2024). Monthly Income \$4,575.00. **UTILITIES:** All units have their own utility meters; **TENANTS PAY ALL** utilities. Some improvements include but are not limited to: New Flooring throughout unit A-August 2024, All new Hot Water Tanks April 2021, All man door window inserts replaced Sept 2024. **PLEASE NOTE:** Property is fully tenanted. Included photos were taken during vacancy. Current Tenant content photos are not included for privacy reasons.