

**10120 103 Avenue
Grande Prairie, Alberta****MLS # A2192141****\$468,000**

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

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

Inclusions: None

Fully rented cash flowing 4 plex on a 20 meter wide RT zoned lot. (side by side duplex for sale next door as well ! (A2195552 & A2195546) Suites consist of one-3 bedroom suite, two-1 bedroom basement suites and one- 2 story loft suite each with their own power meter. "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. The upper 3 bedroom suite has received fresh paint, some new flooring and has vinyl plank and laminate flooring throughout, it also has access to the back deck and direct access to the laundry room. The loft suite is really cool, the bottom floor acts as the bedroom and upstairs is the kitchen, dining room and bathroom. The basement has 2 roomy 1 bedroom basement suites that have been recently painted and received some new flooring. This 4plex also has newer shingles and lots of parking front and back. This place could be an amazing Air bnb opprotunity if you slowly renovated and once tenants leases were up. (photos from when vacant in the past)