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10204 106 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta

Listing ID:
34441

MLS ID:
A2293861

\$1,599,999



 **ROBIN TUCK**
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 KPLI Real Estate Corporation
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 10204 106 Avenue , Grande Prairie , Alberta T8V 1K1

Transaction Type For Sale	Days On Market 1	Zoning RM
Subdivision Avondale	Year Built 1969	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 1061AE
Building Area (Sq. Ft.) 9649.00	Building Area (Sq. M.) 896.41	Inclusions 12 Stoves, 12 Fridges, coin washer and dryer
Restrictions None Known	Reports Rent Roll	

A well-established and lovingly maintained residential property sitting in one of Grande Prairie's most sought-after rental corridors. This 3-level multifamily building has been carefully managed throughout its ownership; typically running at full occupancy, a testament to its quality, location, and the strength of Grande Prairie's rental market. Solid construction provides exceptional durability and quiet, comfortable living. Every above-grade unit features a private balcony. The building includes 12 dedicated parking stalls (one per unit), spacious floor plans, and a common coin-op laundry room. Recent capital improvements include roof replacement in 2014, boiler system replacement in 2012. Regular boiler maintenance and roof was repaired recently. Selling at 6.4% cap with room to increase revenue to market rates. CMHC mortgage to be assumed, 5 units are rent controlled.

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