

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

RESIDENTIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Grande Prairie, Alberta



Listing ID:
22852


MLS ID:
A2089530

\$435,000



 **JOHN KROL**
 (780) 814-1589

 Royal LePage - The Realty Group
 780-539-5771

 12015 ROYAL OAKS Drive , Grande Prairie , Alberta T8V 2K8

Transaction Type

For Sale

Title

Fee Simple

Days On Market

181

Business Type

Residential

Zoning

RM

Subdivision

Royal Oaks

Building Type

Low Rise (2-4 stories)

Year Built

2008

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

0840398

Building Area (Sq. Ft.)

2404.00

Building Area (Sq. M.)

223.34

Construction Type

Vinyl Siding,Wood Frame

Roof

Asphalt Shingle,Fiberglass

Foundation

Poured Concrete

Electric

100 Amp Service

Cooling

None

Heating

Boiler,Hot Water,Zoned

Inclusions

3 of each: refrigerators, stove, dishwasher, washer, dryer

Restrictions

Call Lister

Reports

Leases

Incredible revenue opportunity to own 3, separate titled condo units in the 'Royal Oaks Manor' complex. Excellent location within the City of Grande Prairie, close to new Regional Hospital, Northwestern Polytechnic, ample shopping, restaurants, walking trails, and transit bus routes. Easy access as well to north end of City, industrial parks & towns of Clairmont & Sexsmith. Each unit is 2 bedrooms and 1 bathroom and comes with a energized parking stall. Neutral interior color scheme, open kitchen, dining area & living room layouts, laundry room inside each condo and own balcony. Building has security doors, fob entry system, and elevator. All units are currently tenant occupied with rents at \$1,345 per month. Condo fees average \$ 376.89 and include heat & water, Professional Management, snow removal, common area maintenance, grounds keeping, and more. Tenant is responsible for power. Property taxes average \$ 1,638.34 for current year. Grande Prairie is a city with diverse industries – oil & gas, forestry, business & government, agriculture, healthcare, services, retail, commercial, tourism and TV & film production. Being a regional hub, the City has a primary trade area of 180,000+ and an expanded area of 301,000. With over 10 billion in planned & proposed projects currently in the works, Grande Prairie is an active, vibrant & exceptional place for growth, investment, & opportunity as well as great place to raise a family & call "home". Carpe diem and scoop up this profitable package before it's too late! Contact a REALTOR® for more info or to book a viewing!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.