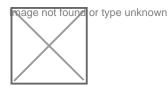


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

RESIDENTIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationGrande Prairie, Alberta

Listing ID:

22852

MLS ID: A2089530

\$435,000



△ JOHN KROL

2 (780) 814-1589

Royal LePage - The Realty Group

2 780-539-5771

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

Transaction Type

For Sale

Title

Days On Market

181

Business Type

Residential

Zoning

Year Built

RM

2008

Fee Simple

Subdivision Royal Oaks

Building Type

Low Rise (2-4 stories)

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Legal Plan

Multi Family

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!

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