

**10602 103 Street  
Grande Prairie, Alberta**

**MLS # A2164562**



**\$640,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	-		
<b>Size:</b>	1,920 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Forced Air	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	Private
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	Public Sewer
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage Collected
<b>Features:</b>	-		

**Inclusions:** 4 fridges, 4 ranges, 4 washers, 4 dryers, 2 dishwashers

Step into a prime investment opportunity with this versatile fourplex, ideal for both new and seasoned real estate investors looking to expand their portfolios. This property offers immediate rental income and positions you in a thriving market in Grande Prairie, Alberta. Each unit in this bright and inviting fourplex is ready to deliver returns! The lower unit at 10302-106 Ave features 2 bedrooms and is leased at \$1,145 per month. The upper unit at 10304-106 Ave, also with 2 bedrooms, commands \$1,345 per month. On the other side, the lower unit at 10602-103 St provides 1 bedroom at \$1,145 per month, while the upper unit at 10604-103 St, with 2 bedrooms, is available for \$1,245 per month. With a total monthly rental income of \$4,880, this property offers a strong annual rental income of approximately \$58,560. This translates to a potential gross rental yield of around 9.2%, making it an attractive investment. The separate services for each unit and ample parking contribute to hassle free management, ensuring steady income. Strategically located just a 5 minute drive from Northwestern Polytechnic and the local hospital, this fourplex provides tenants with easy access to essential amenities. Additionally, it faces Muskoseepi Park, offering beautiful views and access to serene walking trails, enhancing its appeal to renters. This is more than just a property—it's a smart investment with immediate cash flow and promising growth potential. Don't miss out on this opportunity to enhance your investment portfolio. Call your REALTOR today to schedule a showing and discover how this fourplex can become a key asset in your real estate strategy! Please note: The pictures shown are from 2020, taken before the current tenants moved in.