

# \$3,625,000 - 9503 112 Avenue, Clairmont

MLS® #A2195843

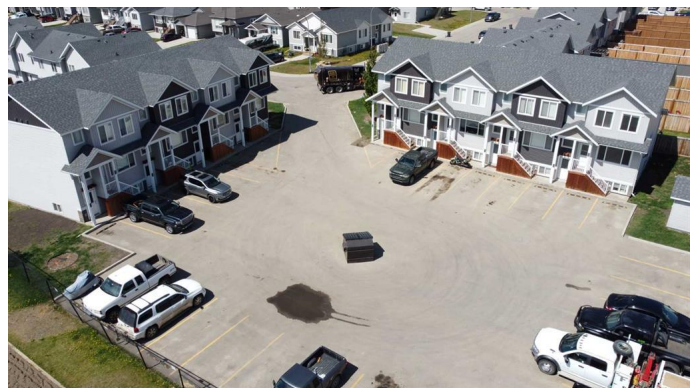
**\$3,625,000**

0 Bedroom, 0.00 Bathroom, 10,288 sqft

Multi-Family on 0.00 Acres

NONE, Clairmont, Alberta

16 Unit CASH FLOWING apartment complex featuring Eight 3 bed 2.5 bath upper suites and Eight 2 bed 1 bath basement suites for a total finished sqft of 15096 sqft including the basement suites. This attractive complex was built in 2017 and there are separate power meters for each suite and a common boiler for heat and hot water for the whole 16 unit complex. The central parking area boasts 32 parking stalls and is right beside a large kids park and greenspace. Located just 10 minutes north of Grande Prairie in Clairmont. Clairmont boasts a k-8 school, miles of paved walking trails, a skate park, splash park and the Clairmont industrial park is home to 100's of Industry Service Companies like Finning, Kenworth, Precision Well, Brandt, Cummings and more. This complex is being offered for sale at the competitive price of the 2024 appraised value. A CMHC broker has already analyzed the financials and an 85% loan-to-value mortgage is possible for pre-approved buyers with good credit and a net worth of \$750,000+. Seller financing is not available. Financial pro forma is available with a signed NDA and once signed showings will be made available to qualified buyers with a signed NDA, letter of introduction from your banker proving your ability to purchase or a bank pre-approval letter. Total monthly rent is \$28,500 / month with no vacancy, 3d TOURS ARE ATTACHED TO THE LISTING, THE LINK FOR VIRTUAL TOUR OR MULTI MEDIA IS UPPER SUITE, 3D IS THE LOWER SUITE.



Built in 2017

### Essential Information

MLS® #	A2195843
Price	\$3,625,000
Bathrooms	0.00
Square Footage	10,288
Acres	0.00
Year Built	2017
Type	Multi-Family
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	9503 112 Avenue
Subdivision	NONE
City	Clairmont
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 5C8

### Amenities

Parking Spaces	32
Parking	Stall, Asphalt

### Interior

Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Has Basement	Yes
Basement	Full, Suite

### Exterior

Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 19th, 2025
Days on Market	137
Zoning	mdr

**Listing Details**

Listing Office                      Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.