

# \$1,550,000 - 10204 106 Avenue, Grande Prairie

MLS® #A2223148

**\$1,550,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

Avondale., Grande Prairie, Alberta

Turnkey 12-Unit Income Property in Prime Rental Location!! Excellent opportunity to own a well-maintained, income-generating 12-unit apartment complex in a highly sought-after rental market. The property consists of four spacious 2-bedroom units and eight well-laid-out 1-bedroom units, offering a diversified rental mix that appeals to a broad tenant base.

Several units have been completely renovated, increasing both rental appeal and income potential. Common areas have recently been updated with new vinyl plank flooring and fresh paint, creating a clean, modern aesthetic and reducing future maintenance costs.

Key property highlights: Current gross monthly income: \$13,725. Boiler and hot water tank for improved efficiency. Newer vinyl siding enhances curb appeal and minimizes upkeep. Sloped roof provides optimal drainage and lower long-term maintenance. Well-managed and in excellent condition, making it ideal for passive investors. This property offers strong cash flow from day one, with upside potential through continued unit upgrades and market rent adjustments. Situated in a prime rental location, vacancy is rarely an issue, and tenant demand remains consistently high. Whether you're expanding your portfolio or seeking a stable, income-producing asset, this 12-plex presents a compelling opportunity.

Built in 1969



## Essential Information

MLS® #	A2223148
Price	\$1,550,000
Bathrooms	0.00
Acres	0.32
Year Built	1969
Type	Commercial
Sub-Type	Multi Family
Status	Active

## Community Information

Address	10204 106 Avenue
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1K1

## Additional Information

Date Listed	May 21st, 2025
Days on Market	53
Zoning	RM

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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