



10118 100 Avenue Peace River Alberta

\$2,400,000

Now available is a mixed use building with 26 titled units , 4 commercial spaces and 29 underground titled parking stalls all owned and controlled by one entity. There are 16 - 1 bed units and 10 2 - bed units with 4 of the 2 bed units furnished. There are 4 commercial spaces on the main floor with 2 currently leased to professional corporations, one an engineering firm the other a medical clinic, with a total rent of \$3780 per month between the two commercial tenants - the remaining spaces are 1600 and 1900 sq ft approx and the commercial rents are all inclusive rents. The building is self managed by the owner and they have been managing it for almost 20 years.. This property is located in the down town area of Peace River and is within walking distance to all the amenities needed but the secure and heated underground parking is available for tenants as well if desired - this is one of the few buildings in this municipality with secure underground parking. There is revenue from parking, laundry, commercial rents and residential rents with a very good return. In addition there is a small lot that supplies overflow parking off street for about 8-10 vehicles - great for visitors or additional vehicles. Residential and commercial income in Aug 2024 was \$25,500 +/- with 2 residential units vacant and 3500 sq ft of commercial space divided between 2 parcels vacant as well - this allows for potential income stream to increase substantially!! (id:6769)

Listing Presented By:



Originally Listed by:

Century 21 Town and Country Realty

<http://www.andygauvreau.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.