

# **\$2,400,000 - 101-215, 10118 100 Avenue, Peace River**

MLS® #A2172417

**\$2,400,000**

0 Bedroom, 0.00 Bathroom, 32,080 sqft

Multi-Family on 0.00 Acres

Downtown., Peace River, Alberta

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 downtown 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!!



Built in 1984

Essential Information

MLS® #	A2172417
Price	\$2,400,000
Bathrooms	0.00
Square Footage	32,080
Acres	0.00
Year Built	1984
Type	Multi-Family
Sub-Type	Apartment
Status	Active

Community Information

Address	101-215, 10118 100 Avenue
Subdivision	Downtown.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S1R3

Amenities

Parking Spaces	37
Parking	Heated Garage, Secured, Titled, Varies by Unit

Interior

Heating	Boiler, Forced Air, Hot Water, Natural Gas, Radiant
Cooling	None
# of Stories	3

Exterior

Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Block, Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Days on Market	270
Zoning	Mixed Commercial/Resident

**Listing Details**

Listing Office                    Century 21 Town and Country Realty

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.