

\$1,588,888 - 10036 99 Street, Peace River

MLS® #E4429946

\$1,588,888

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Peace River, Peace River, AB

Gorgeous location! This six-unit mixed-use building is located at 10036, 10038 - 99 Street in Peace River, Alberta, in the Downtown neighborhood. It is a two-story walk-up, wood-frame construction building with balconies. Parking is surface and paved. The unit breakdown is 4 two-bedroom suites and 2 commercial units. The 2 commercial units are located on the ground floor and are leased out to a long-term reliable and stable tenant. The 4 two-bedroom suites are located on the second floor, and they are immaculate! Units look spectacular with several renovations completed! Gross Rental Income for 2025 is expected to be \$148,537.78 with an NOI of 106,304.96 based on current leases and rent increases scheduled. VTB Available.

Built in 2008

Essential Information

MLS® #	E4429946
Price	\$1,588,888
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Multi-Family Commercial
Status	Active

Community Information



Address	10036 99 Street
Area	Peace River
Subdivision	Peace River
City	Peace River
County	ALBERTA
Province	AB
Postal Code	T8S 1R5

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	April 7th, 2025
Days on Market	11
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 6:02pm MDT