



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

101-215, 10118 100 Avenue
Peace River, Alberta

MLS # A2264118



\$1,999,900

Division:	Downtown		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	31,185 sq.ft.	Age:	1984 (42 yrs old)
Beds:	-	Baths:	-
Garage:	Heated Garage, Secured, Titled, Varies by Unit		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Forced Air, Hot Water, Natural Gas, Radiant
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Concrete, Wood Frame
Foundation:	Block, Poured Concrete
Features:	-

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	Mixed Commercial/Resident
Utilities:	-

Inclusions: na

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 as of May 2025 was ~\$29,000 +/- with no residential units vacant and 3500 sq ft of commercial space divided between 2 parcels vacant - this allows for potential income stream to increase substantially!!