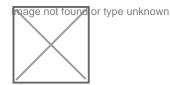


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 8420 99 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Peace River, Alberta

Listing ID: 32097

MLS ID: A2256213 \$9,990,000



- △ DALE ESPETVEIDT
- **2** (780) 624-1427
- Royal LePage Valley Realty
- **2** 780-624-1427
- 8420 99 Avenue, Peace River, Alberta T8S 1W3

**Transaction Type** 

For Sale

**Days On Market** 

83

Zonina

Residential High Density

Subdivision

Rolling Hills

**Building Type** 

Condo Complex, See Remarks

Year Built 1989

**Structure Type** 

Townhouse

**Property Type** Commercial

**Property Sub Type** 

Building Area (Sq. M.)

Multi Family

Legal Plan 9022586

**Building Area (Sq. Ft.)** 

1324.00

123.00

Roof

Heating Asphalt Shingle

Forced Air, Natural Gas

Inclusions

39 each of refrigerators, electric stoves,

dishwashers, washers, dryers.

Restrictions None Known

Reports

Other Documents

Turnkey Investment Opportunity - 39 Townhouse-Style Condos in Peace River, Alberta! Serious investors, take note: this is your chance to acquire a fully tenanted, cash-flowing multi-family asset in one of Alberta's most promising regions. All 39 of these modern townhouses have been very well maintained and professionally managed with updating having been completed on a consistent basis. Each unit is a two story design which features 3 bedrooms, 2 bathrooms, 5 appliances and a spacious layout. Fully occupied with zero vacancies over the past 4 years giving very stable rental income. The reason this investment stands out is it gives you immediate cash flow from day one with strong rental demand in Peace River and long-term tenant stability, Potential to form a condo association and sell units individually in the future which has an excellent upside in a rising market. This property offers flexibility in holding as a high-performing rental portfolio or unlock significant equity by converting to individual condo sales. With Alberta's market gaining momentum, this is a rare opportunity to capitalize on both short-term returns and long-term growth. Call us for details! Serious inquiries only.

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