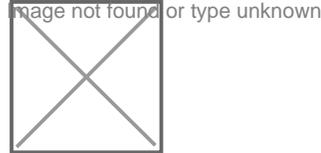


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 10036 99 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Peace River, Alberta

**Listing ID:**  
34304

**MLS ID:**  
A2291436

**\$1,350,000**



 **JAZZ GOGIA**  
 (780) 224-7565

 eXp Realty  
 403-262-7653

 10036 99 Street , Peace River , Alberta T8S 1S3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 69	<b>Zoning</b> C-1
<b>Subdivision</b> NONE	<b>Year Built</b> 2007	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 6120AZ
<b>Building Area (Sq. Ft.)</b> 10071.00	<b>Building Area (Sq. M.)</b> 935.62	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Call Lister	

A rare opportunity to own a two-storey mixed-use building in one of Northern Alberta's most scenic and thriving communities. Built in 2007 and set against the stunning Peace River Valley, this property offers strong stream of rental income and long-term value. The main floor spans approximately 5,112 sq ft with two commercial units leased to established tenants, while the upper level offers approximately 4,959 sq ft with 4 fully leased 2-bedroom apartments. Features include ample parking, concrete sidewalks, and professional landscaping. A solid investment for entrepreneurs or investors looking to grow in a close-knit, high-potential market.

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