



780-832-0996
derek.estabrook@outlook.com

10308 101 Street
Peace River, Alberta

MLS # A2276657



\$212,500

Division:	South End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,632 sq.ft.	Age:	1930 (96 yrs old)
Beds:	1	Baths:	1
Garage:	None, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	R
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	See Remarks		

Inclusions: 2 fridges 3 ranges

This is a 3 unit rental property located in the south end of Peace River making it a fantastic opportunity to be added to a portfolio or to be the starting investment for a new investor. Currently the units rent between \$850-\$950 and with the current market rates there is the possibility to have greater income. The property consists of 2 - 1 bedroom 1 bath units and one bachelor unit. The recent renovations include shingles, hot water tank, some lighting and plumbing upgrades and some new windows installed. There is also the option of living in one unit and renting the others out - this offsets the expenses to the owner and supply a living area as well.