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9602 96 Ave
Peace River, Alberta

MLS # A2330969



\$285,000

Division:	Downtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	2,593 sq.ft.	Age:	1946 (80 yrs old)
Beds:	7	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	Mixed Comm/ Res District
Foundation:	Slab	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This full duplex located in downtown Peace River has great investment potential. This up/down duplex currently has tenants occupying both units. The upper unit has 3 bedrooms 1 bathroom and its separate laundry! Main level unit also boasts 4 bedrooms and 1.5 bathrooms as well as separate laundry! Both units have good sized kitchen and living room/ dinning room. This property is just minutes of walking from everything you need in town. With a mixed residential and commercial zoning it can be used for many applications! Don't miss out on adding this great opportunity to your portfolio today!