



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

1-6, 8009 99 Street
Peace River, Alberta

MLS # A2074065



\$750,000

Division:	North End		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	2,672 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: All existing window coverings, appliances, shed

This is a well maintained 6 unit investor property that will be the perfect addition to your long term investment portfolio. 5 two bedroom units and 1 one bedroom unit that are in a great location with many renovations that make the property easy to rent to professionals in the area. Some of the recent upgrades are shingles (2023). new pumps, Hot water tank and in the last 3 years new gas dryers, washers and coin mechanism for same. All the units are renovated with new appliances, flooring, window coverings and lighting PLUS the one bedroom apartment is rented furnished.