# $1,588,888 - 10036 99 Street, Peace River

MLS® #E4429946

**$1,588,888**
0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Peace River, Peace River, AB

Gorgeous location! This six-unit mixed-use building is located at 10036, 10038 - 99 Street in Peace River, Alberta, in the Downtown neighborhood.  It is a two-story walk-up, wood-frame construction building with balconies. Parking is surface and paved. The unit breakdown is 4 two-bedroom suites and 2 commercial units. The 2 commercial units are located on the ground floor and are leased out to a long-term reliable and stable tenant. The 4 two-bedroom suites are located on the second floor, and they are immaculate!  Units look spectacular with several renovations completed! Gross Rental Income for 2025 is expected to be $148,537.78 with an NOI of 106,304.96 based on current leases and rent increases scheduled. VTB Available.

Built in 2008

## Essential Information

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| --- | --- |
| MLS® # | E4429946 |
| Price | $1,588,888 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Multi-Family Commercial |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 10036 99 Street |
| Area | Peace River |
| Subdivision | Peace River |
| City | Peace River |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8S 1R5 |

## Exterior

| | |
|---|---|
| Exterior | Wood Frame |
| Construction | Wood Frame |

## Additional Information

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|---|---|
| Date Listed | April 7th, 2025 |
| Days on Market | 23 |
| Zoning | Zone 70 |