



**8420 99 Avenue  
Peace River, Alberta**

**MLS # A2256213**



**\$9,990,000**

<b>Division:</b>	Rolling Hills		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	Residential High Density
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 39 each of refrigerators, electric stoves, dishwashers, washers, dryers.

Turnkey Investment Opportunity &ndash; 39 Townhouse-Style Condos in Peace River, Alberta! Serious investors, take note: this is your chance to acquire a fully tenanted, cash-flowing multi-family asset in one of Alberta's most promising regions. All 39 of these modern townhouses have been very well maintained and professionally managed with updating having been completed on a consistent basis. Each unit is a two story design which features 3 bedrooms, 2 bathrooms, 5 appliances and a spacious layout. Fully occupied with zero vacancies over the past 4 years giving very stable rental income. The reason this investment stands out is it gives you immediate cash flow from day one with strong rental demand in Peace River and long-term tenant stability, Potential to form a condo association and sell units individually in the future which has an excellent upside in a rising market. This property offers flexibility in holding as a high-performing rental portfolio or unlock significant equity by converting to individual condo sales. With Alberta's market gaining momentum, this is a rare opportunity to capitalize on both short-term returns and long-term growth. Call us for details! Serious inquiries only.