



**GRASSROOTS**  
REALTY GROUP

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**10308 101 Street**  
**Peace River, Alberta**

**MLS # A2276657**



**\$212,500**

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

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