



9602 96 Avenue
Peace River, Alberta

MLS # A2145483



\$299,000

Division:	Downtown		
Type:	Residential/Duplex		
Style:	2 Storey, Up/Down		
Size:	2,666 sq.ft.	Age:	1946 (78 yrs old)
Beds:	7	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard		

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

Inclusions: 2 fridges, 2 stoves, 2 dishwashers, 2 washing machines, 2 dryers

Here is a unique property with great investment potential! With a mixed residential and commercial zoning and conveniently located right downtown, you could use this property in so many ways. Currently set up as two residential rental units, one up and one down, you could also look at using the upstairs for residential and the main level for offices or some other commercial application. The upper unit hosts 3 bedrooms, 1 bathroom and its own laundry area. There is also a big kitchen and huge living room/dining room. There is a small back deck just off the entrance as well. The lower level has 4 bedrooms and 1.5 bathrooms and plenty of storage. There is also a kitchen adjacent to the living room and dining room. Great walkability to the downtown core makes this ideal for tenants with limited transportation options and it is less than a block from the river and walking trails and downtown park. Plenty of parking out back and on the street and good visibility are a few more of the features for this property. Check it out to see what options exist and how you can make this one work for you!