



# For Sale: Debbie Lee Apartments

## Opportunity in Peace River, Alberta

Clean well maintained 24 unit building, with newly renovated units

Coin laundry facilities on site (~\$500/month)

Take advantage of the low interest rates to acquire this building

## Rent Summary

No.	Type	Average total/month
8	one-bedroom	\$6,175
12	two-bedroom	\$10,500
4	three-bedroom	\$4,2000
<b>Total</b>		<b>\$20,875</b>

Property Taxes (2010 actual) \$14,408.95

Utilities (2010 actual) \$21,756.58

## Property Description

Municipal Address: 7916-99 Street Peace River

Legal Descriptions: Lot 4, Block 10, Plan 1011TR

No. Units 24

Year Built 1973

Zoning R4

Parking Surface, paved, energized

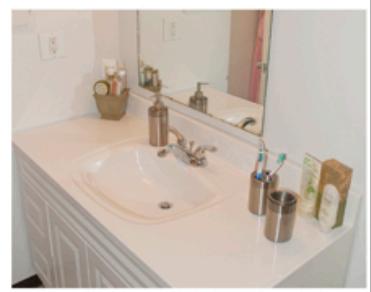
Site Size: 27,880 ft<sup>2</sup> (m<sup>2</sup>) (.64 acres)

## Other Building Features

- 4 storey, rectangular wood frame on poured concrete foundation building
- All above ground units have balconies for a total of 18
- 24 suites renovated
- Hot water tank replaced fall 2010
- New boiler purchased for installation in spring 2011
- New Micron TX3 Series Security system installed 2010

## Location

- Situated in the north end of Peace River close to schools
- Population of the Town of Peace River is approximately 6,600 and is considered a supply centre for a trade area with a population of 35,000
- Close to schools, day care, parks, recreational facilities as well as community green-spaces and walking trails
- Bus stop across the street from apartment
- Peace River's economy is boosted by several resource based industries including Shell heavy oil plant and the DMI Pulp Mill



## Contact:

Brian (780) 625-1775

Stewart (780) 235-2893