



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
Total		\$20,875

Property Taxes (2010 actual) \$14,408.95

Utilities (2010 actual) \$21,756.58

Property Description

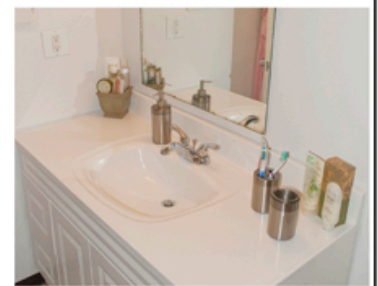
Municipal Address: 7916-99 Street Peace River
Legal Descriptions: Lot 4,Block10,Plan 1011TR
No. Units 24
Year Built 1973
Zoning R4
Parking Surface, paved, energized
Site Size: 27,880 ft² (m/l) (.64 acres)

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 Rivers economy is boosted by several resource based industries including Shell heavy oil plant and the DMI Pulp Mill



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Bearhead Creek Investments



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