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10036 100 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Peace River, Alberta



Listing ID:
33297

MLS ID:
A2223228

\$750,000



 **ANDY GAUVREAU**
 (780) 624-1300

 Century 21 Town and Country Realty
 780-624-1300

 10036 100 Street , Peace River , Alberta T8S1T1

Transaction Type

For Sale

Days On Market

234

Zoning

Com

Subdivision

Downtown

Building Type

Office Building

Year Built

1971

Structure Type

Office

Property Type

Commercial

Property Sub Type

Office

Legal Plan

6120AZ

Building Area (Sq. Ft.)

6300.00

Building Area (Sq. M.)

585.28

Roof

Membrane

Foundation

Poured Concrete

Inclusions

NA

Restrictions

None Known

Reports

None

Triple A long term tenant located on the main floor is the anchor for the building with a lease to 2026 and a 5 year renewal term This is a 2 story structure with both the main floor and second floor tenant occupied. NOI is over \$60,000 per year making this an outstanding opportunity to add to your existing commercial portfolio or a great cornerstone piece if you are beginning. Great location - main floor tenant pays power and gas and pro rated water/sewer costs - second floor tenants are in an all inclusive rent. Few opportunities of this nature come along - don't wait in case the next one isn't as attractive

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