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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 305	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 that just renewed the lease to Oct 2031!!! plus includes a 5 year renewal term This is a 2 story structure with both the main floor and second floor tenant occupied. NOI is almot \$69,000 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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