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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	Days On Market	Zoning
For Sale	234	Com
Subdivision	Building Type	Year Built
Downtown	Office Building	1971
Structure Type	Property Type	Property Sub Type
Office	Commercial	Office
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
6120AZ	6300.00	585.28
Roof	Foundation	Inclusions
Membrane	Poured Concrete	NA
Restrictions	Reports	
None Known	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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