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## 9606 100 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
La Crete, Alberta



**Listing ID:**  
35483

**MLS ID:**  
A2316296

**\$649,900**



 **GERALD FRIESEN**  
 (780) 380-9166

 Grassroots Realty Group Ltd.  
 1-833-477-6687

 9606 100 Street , La Crete , Alberta T0H2H0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 2	<b>Zoning</b> I
<b>Subdivision</b> NONE	<b>Year Built</b> 1997	<b>Structure Type</b> Other
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 1160NY
<b>Building Area (Sq. Ft.)</b> 1728.00	<b>Building Area (Sq. M.)</b> 160.54	<b>Lot Size (Sq. Ft.)</b> 20908
<b>Lot Size (Acres)</b> 0.48	<b>Inclusions</b> NA	<b>Restrictions</b> None Known
<b>Reports</b> None		

INVESTMENT OPPORTUNITY!! This building offers a unique opportunity to invest with a AAA long term tenant in place. The upstairs is occupied by an insurance company. And the basement is set up to rent out the offices separately. Each office has been getting approximately \$1000 a month and there are 5 offices to rent out. When full this building cash flows and gives you a hard to find return on investment. (more photos coming soon)

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