

\$750,000 - 10036 100 Street, Peace River

MLS® #A2223228

\$750,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown., Peace River, Alberta

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

Built in 1971

Essential Information

MLS® #	A2223228
Price	\$750,000
Bathrooms	0.00
Acres	0.00
Year Built	1971
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	10036 100 Street
Subdivision	Downtown.
City	Peace River



County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S1T1

Exterior

Roof	Membrane
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2025
Days on Market	76
Zoning	Com

Listing Details

Listing Office	Century 21 Town and Country Realty
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