

\$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

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|----------------|----------------|
| Date Listed | May 20th, 2025 |
| Days on Market | 115 |
| Zoning | Com |

Listing Details

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|----------------|------------------------------------|
| Listing Office | Century 21 Town and Country Realty |
|----------------|------------------------------------|

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