

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

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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 | 131            |
| Zoning         | Com            |

### **Listing Details**

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

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