# \$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 156

Zoning Com

## **Listing Details**

Listing Office Century 21 Town and Country Realty

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