



## 10036 100 Street Peace River Alberta

\$750,000

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 prorated 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 (id:6769)

Listing Presented By:



Originally Listed by:

Century 21 Town and Country Realty

<http://www.andygauvreau.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)