



## 10037 100 Peace River Alberta

\$475,000

Excellent investment opportunity with immediate income potential. This 3,200 sq. ft. commercial building is currently generating almost \$60,000 in gross annual income and offers a flexible layout suitable for a variety of professional or commercial uses. The main floor features six private offices and two storage areas, providing workspace for multiple users or departments. There is also a large functional reception/client area that will fulfill the needs of many professionals such as lawyers, accountants, financial investment businesses as well as retail or general office use. The full basement adds significant additional space, including a coffee room, two bathrooms, multiple contained storage rooms, and a large open storage area, making the building highly practical for office, service, or administrative operations. The current tenant has just over three years remaining on their lease, offering a secure income stream for approximately the next 40 months. The property will have flexibility of occupancy for a buyer especially if organizing for future use. Whether you are looking for a reliable income-producing property or a future location for your own business, this building presents a rare opportunity with both cash flow and occupancy options. (id:6769)

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