



## 1205 3RD Avenue Prince George British Columbia

\$1,300,000

Rarely will you find such a location and renovation at such an attainable price point. over 6% cape rate .This fully-renovated mixed-use building is located at the corner of 3rd Avenue and Dominion Street in the heart of Prince George. The entire building was renovated in 2016/17. Everything has been updated - electrical, mechanical, roof, windows, and interiors. A brand-new fire panel was installed in 2022. As a result, the asset is in exceptionally good condition and will provide stable income for decades. Cap rate is 5% Commercial tenants are stable with long term leases. Prince George is a growing regional centre with a diverse economy including health care, retail, manufacturing, construction, natural gas, mining, forestry, education and so much more. Very secure long term tenant with newly signed lease. (id:6769)

Listing Presented By:



Originally Listed by:  
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