



3222 MUNROE Street Terrace British Columbia

\$1,100,000

Attention Investors & Medical Professionals - This is your chance to own a versatile income-generating asset in the heart of Terrace, BC. This 7,000 sqft professional building sits on a large C5-zoned lot with ample on-site parking, offering both commercial flexibility and residential potential. A new roof adds to the long-term value, while a 9.17% cap rate and \$9,700/month in base lease revenue make this a sound investment. The main level features an open-concept layout, allowing for a variety of medical, wellness, or office configurations. Complete with a kitchen, laundry area, staff and guest bathrooms (including shower), it's turnkey-ready. The lower level includes a bright, self-contained suite with a private entrance, full kitchen, and 4-piece bath-perfect for staff housing or an additional rental stream. The other half of the lower level has its own entrance and is currently leased to a business with access to two private bathrooms. Plus tons of storage. Don't miss out! (id:6769)

Listing Presented By:



Originally Listed by:

RE/MAX Coast Mountains



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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