



## 10032 100 Street Peace River Alberta

\$675,000

Here is a great opportunity for the astute investor!!! This building is completely occupied with a diverse group of quality tenants and all are in 3 or 5 year leases with the majority of the tenants only a few month into the lease. The main floor with ground level access both front and back has 3 long term tenants occupying approx 6400 +/- sq ft with the remainder storage, bathrooms or stairway. The lower lever has a non profit organization renting approx 5000 sq ft with the balance storage space. The NPO also allows the property to receive a tax credit of approx \$5600 per year. There are 4 - 2 piece bathrooms throughout and 1 - 3 piece bathroom along with a kitchen area that is part of one tenants space. There has been many upgrades over the past few years and the building has an a net operating income that easily allows standard debt servicing and creating a reserve for future maintenance, repairs and upgrades (id:6769)

Listing Presented By:



Originally Listed by:

Century 21 Town and Country  
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