



## 10036 100 Street Peace River Alberta

\$750,000

Triple A long term tenant located on the main floor is the anchor for the building that just renewed the lease to Oct 2031!!! plus includes a 5 year renewal term This is a 2 story structure with both the main floor and second floor tenant occupied. NOI is almot \$69,000 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 pro rated 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

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Royal

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