



## 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  
Realty

<http://www.andygauvreau.com/>



**Royal LePage Locations West  
Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.