

# \$750,000 - 10036 100 Street, Peace River

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MLS® #A2223228

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown., Peace River, Alberta

Triple A long term tenant located on the main floor is the anchor for the building with a lease to 2026 and a 5 year renewal term This is a 2 story structure with both the main floor and second floor tenant occupied. NOI is over \$60,000 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

Built in 1971

## Essential Information

MLS® #	A2223228
Price	\$750,000
Bathrooms	0.00
Acres	0.00
Year Built	1971
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	10036 100 Street
Subdivision	Downtown.
City	Peace River



County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S1T1

### **Exterior**

Roof	Membrane
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	61
Zoning	Com

### **Listing Details**

Listing Office	Century 21 Town and Country Realty
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