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

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 163

Zoning Com

Listing Details

Listing Office Century 21 Town and Country Realty

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