



**GRASSROOTS**  
REALTY GROUP

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10036 100 Street  
Peace River, Alberta

MLS # A2223228



**\$750,000**

Division: Downtown

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,480 sq.ft.

Zoning: Com

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Membrane

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

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.