

# \$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	119
Zoning	Com

### **Listing Details**

Listing Office	Century 21 Town and Country Realty
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.