

9919 100 Street
Sexsmith, Alberta

MLS # A2248405



\$165,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,400 sq.ft.
Zoning:	C-1
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	n/a
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.14 Acre
Lot Feat:	-

Prime investment opportunity in the heart of Sexsmith! This approximately 1,400 SF historic office building on 100 Street is fully leased to a strong tenant, offering reliable income at an attractive 12% cap rate with a lease that is in place until the end of 2028. Meticulously maintained, it features a roof system replaced about 13 years ago and a furnace updated approximately 10 years ago. A rear gravel parking pad provides ample staff and client parking, with additional street parking available. A rare chance to own a stable, income-producing property in a thriving community—Call a Commercial Realtor© for more information or to book a showing today.