

\$859,000 - 9820 110 Avenue, Fort St. John

MLS® #C8068817

\$859,000

0 Bedroom, 0.00 Bathroom, 4,400 sqft
Office on 0.20 Acres

N/A, Fort St. John, British Columbia

Turnkey Commercial Investment - An excellent opportunity to acquire a fully leased commercial asset with a secure, long-term tenant and a strong return on investment. This 4,400 sq. ft. building has been home to a licensed daycare since 2012 and is now under a brand new 10-year Triple Net (NNN) lease. The lease commenced in 2024 at a rate of \$19.92 per square foot and offers reliable, stable cash flow backed by a long-standing operator with deep roots in the community. This investment delivers a solid 10.69% capitalization rate, providing excellent returns and long-term security. This is a rare opportunity to invest in a low-maintenance, income-producing property with minimal risk and consistent performance, ideal for both seasoned investors and those looking to add a dependable asset to their portfolio. * PREC - Personal Real Estate Corporation (id:6289)



Built in 1980

Essential Information

Listing #	C8068817
Price	\$859,000
Bathrooms	0.00
Square Footage	4,400
Acres	0.20
Year Built	1980
Type	Office

Community Information

Address	9820 110 Avenue
Subdivision	N/A
City	Fort St. John
Province	British Columbia
Postal Code	V1J2T1

Listing Details

Listing Office Century 21 Energy Realty



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 23rd, 2025 at 6:48pm PDT