

\$859,000 - 9903 102 Street, Fort St. John

MLS® #C8068819

\$859,000

0 Bedroom, 0.00 Bathroom, 4,260 sqft
Office on 0.17 Acres

N/A, Fort St. John, British Columbia

Fully Leased Investment Property / Long-Term Triple Net Lease / 10.35% Cap Rate/ An excellent opportunity to acquire a fully leased commercial investment property with a secure, long-term tenant in place. This 4,260 sq. ft. building has been built for licensed daycare operations and is now secured under a brand new 10-year Triple Net (NNN) lease beginning in 2024. With an asking price like this, this asset offers an attractive initial cap rate of 10.35%, with upside as rents escalate in the second half of the lease. The tenant has demonstrated strong operational performance in the daycare sector, ensuring long-term value and low vacancy risk. * PREC - Personal Real Estate Corporation (id:6289)

Built in 1960

Essential Information

Listing #	C8068819
Price	\$859,000
Bathrooms	0.00
Square Footage	4,260
Acres	0.17
Year Built	1960
Type	Office

Community Information

Address	9903 102 Street
Subdivision	N/A



City	Fort St. John
Province	British Columbia
Postal Code	V1J4B4

Listing Details

Listing Office Century 21 Energy Realty



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