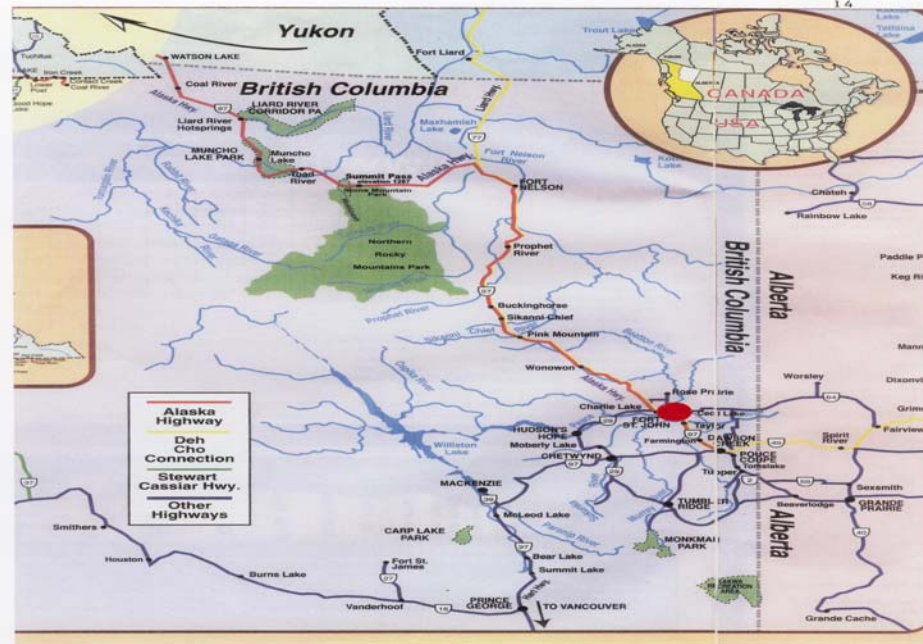


8704-107 Street, Fort St John BC Canada

\$1,100,000

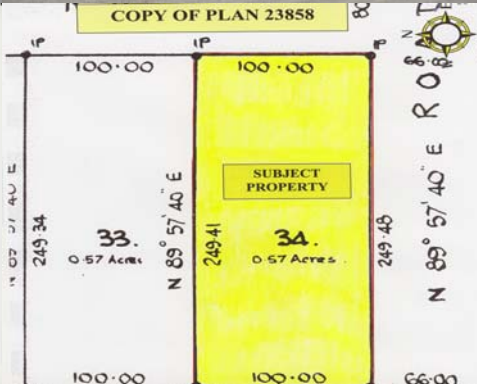
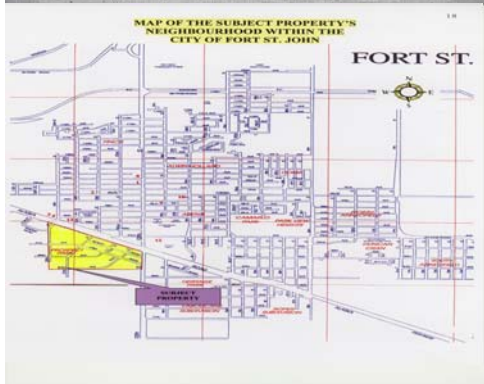
Investment Opportunity. Well kept building in Prospect Park close to Alaska Highway. 4 years left on a 5 year lease. Phase 1 and 2 available. 5 Bays, Office on main and above with lunch room. Fenced yard with storage sheds



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Fort St. John (Zone 60) / Fort St. John - City SW
8704 107TH ST, V1J 5R6

LP: \$1,100,000
MLS#: F3100521

Active



Prop Type: Industrial
Tran Type: For Sale
Tot Area: 7,218
Storeys: 1
Footprint SF:
Occupancy: Tenant
LndUse/Zoning: M1
Complex Name:
Land Size SF: 24,941
Land Sz Acres: 0.57
Lot Frntg FT: 100
Lot Depth FT: 249
Zone/Province:
Year Built:
Title Pulled:
Tax Roll:
Gross Tax/Yr: \$18,985 / 2010
Linc/PID#: 008-443-939

LseTyp/SubLse: Net
Lse Measure:
Lse Op Costs Inc:
Lse Op Costs/SF: \$3.50
Lse Term/Rem:
Lse Ren Mo Prd:
Lse Incentives:
Lease \$/SqFt: \$15.00
Tot Expenses:
Gross Income:
Net Income:

Main Off SF: 800
Above Off SF: 547
Main Ret SF:
Above Ret SF: 567
Main Wrhs SF: 5,400
Above Wrhs SF:

Bldg Type: Warehouse
Construction: Wood Frame
RPR/Survey: No
Poss Dt/Notes: / TBA
Exclusion Exp:
Restrictions:
Owner Interest: Freehold
Heating Fuel: Natural Gas
Fire Protection:
Env Asmt Phs: Phase/Stage
Contig Space:
Ceiling Height:
Ttl Prkg Spaces:
Condo Fee:
Water Supply: Municipal
Sewer Storm: Municipal Contained
Sewer Septic: Municipal/Community
Power Type:
HVAC: Space Heaters
Load Drs:
Grade Drs:
Docks:

Reports Avail: Floor Plans
Amenities: Mezzanine, Outside Storage, Visitor Parking, Fenced Yard
Site Services:
Site Influence: Corner Site, Fenced

Legal Desc: Plan: 23858 Lot: 34 Range: 19 Town: 83 Sect: 36
Short Legal:

List Firm 1: RE/MAX Little Oak Realty/6014200
List Firm 2:
List Realtor 1: Ray Yenkana - PREC/FYENKRA
List Realtor 2:
Lister Email: rayy@remax.net
Lister Website: www.rayyenkana.com
Brochure URL:
Commission: 2.5%
604-859-2341
For Appt Call: RAY YENKANA
Appt Ph: 800-668-8661
Appt Info: Call Lister

DOM: 0
Adj Date:
List Date: 03/27/11
Expiry Date: 03/31/12
Orig Price: \$1,100,000
Prev Price:
Sold Date:
Sold Price:

Sellers Name: 662778 BC LTD
Sell Firm 1:
Sell Realtor 1:

Realtors Rmks: Needs notice to show - tenant occupied.

Investment opportunity. Well kept up building in Prospect Park close to Highway. 4 years left on 5 year lease. Phase 1 and 2 available. 5 bays, offices on main and above with lunch room. Fenced yard with storage sheds.