

[1322 100th Street](#)SK706270 **Active**

LP: \$229,900
OP: \$229,900
CDOM: 49 **DOM:** 1



Type: Office **Location:** North Battleford
Neighborhood: East
Trans Type: For Sale **Postal Code:** S9A 0V9
Ownership: Freehold **Possession:** TBA
Year Built: 1979
TotBldgArea(SF): 1,800
Legal: Lot 6 Block 19 Plan B1929
Zoning: C1 **BareLand:**
Lease Type: Gross **Tax Amt/Yr:** \$3,809/2017
Lease Rate: \$31,801.00

Member Only Remarks: 1979 built, 1,800 square foot, 1 storey block office building with full basement. This is a downtown office building housing Gerry Ritz M.P. 4 year government lease from Nov 2015 on 25' x 72' cinder block building. Has truss rafter system with mono foam insulated membrane installed in ...

Public Remarks: 1979 built, 1,800 square foot, 1 storey block office building with full basement. This is a downtown office building housing Gerry Ritz M.P. 4 year government lease from Nov 2015 on 25' x 72' cinder block building. Has truss rafter system with mono foam insulated membrane installed in September 2013. Drywall and carpet interior finish with 5 offices, conference area, reception and lobby areas with adequate washrooms and storage to service the lease space. Government gross lease at \$2,650 / month (\$31,800 / year) in place - shows an 8.8% cap rate at list price. Full basement open to lease out, has separate front entry. Recent Chg: 09/13/2017 : **NEW** : ->A

Property Information

PCDS: No	GST: No	PST:
Additions: No	Envn Audit: No	Remain Months: 25
Existing Real Property Report: No	Occ Costs: \$9,901.00	Renewal Opt:
Retail SqFt:	Office SqFt: 1,800	Warehouse SF:
Land Area: 3,000.00 Square Feet	Lot Size:	Irrigated:
Land Front: 25	Sprinklers: No	Info Package: No
Total Building Area: 1,800	Type Sale:	Gross Sales:
Power: Single Phase	Volts:	Amps:
Sold Sign: No	Smoke Detect: Yes	Doors/Load:
Construction: Concrete Block	Covered Pk:	Equipment:
Parking: Yes	Total Parking: 6	Open Parking:
Electrified Pk:		Business Type:
Heat/Cool: Air Conditioning, Floor Model Furnace		
Assets Incl: Leasehold Improvements, Parking		

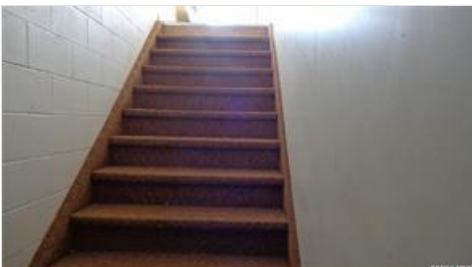
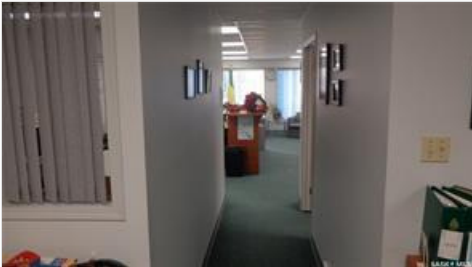
Agent & Office Information

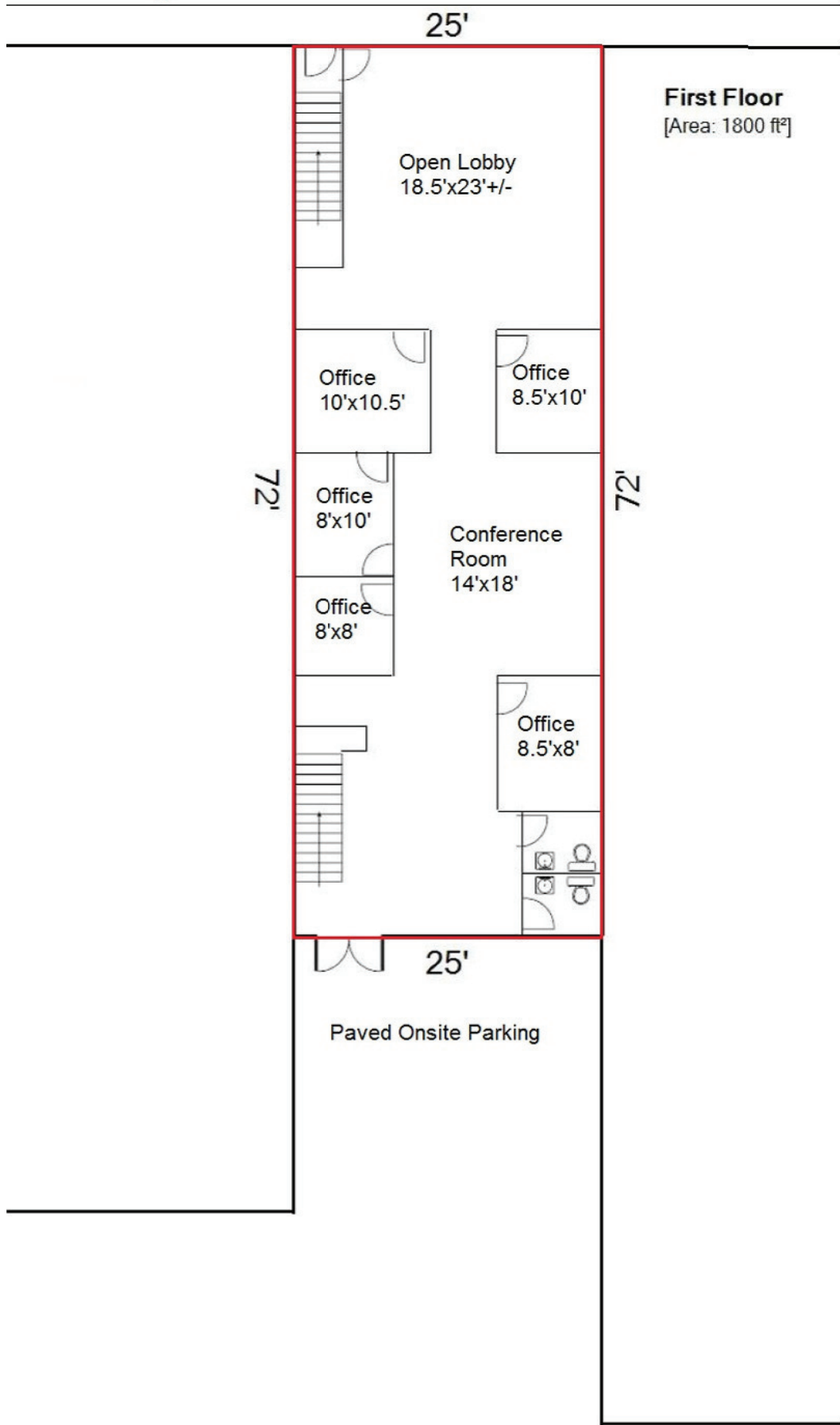
Broker: Better Homes & Gardens Real Estate The Battlefords	Phone: (306) 445-5555
List Agent: Archie Robinson archie.bhgretb@sasktel.net	Phone: (306) 441-3455
Website: www.realestatethebattlefords.ca	
CoBroker: Better Homes & Gardens Real Estate The Battlefords	Phone: (306) 445-5555
CoList Agent: Kevin Menssa k.menssa@sasktel.net	Phone: (306) 441-5960
List Date: 09/13/2017	Expire Date:
Owner Name: Fortier Mattila Appraisals Inc.	H Phone: (306) 937-5073
Owner Addr: 1322 - 100th St, N.B'ford S9A 0V9	O Phone:
Commission: 2.5%	Occupancy: Tenant
Appointments: Phone Agent	Lockbox: No

[If you believe there is an error on this listing, click here to report the problem.](#)

This information is believed to be reliable but should not be relied upon without verification.

1322 100th STREET, North Battleford, Saskatchewan S9A 0V9
MLS Number: SK706270





Operating Statement - 1322-100th Street, North Battleford, SK S9A0V8

Income

Rental Income	1,800	sq. ft.	x	\$17.67	psf	\$31,801
---------------	-------	---------	---	---------	-----	----------

2016 Actual - \$2650/month gross

Effective Gross Income (EGI)						\$31,801
-------------------------------------	--	--	--	--	--	-----------------

Expenses

Property Taxes	City of North Battleford				\$3,854
----------------	--------------------------	--	--	--	---------

2016 Actual

Natural Gas	Sask Energy				\$1,198
-------------	-------------	--	--	--	---------

2015 Actual - 12 months

Electricity	Sask Power				\$3,113
-------------	------------	--	--	--	---------

2015 Actual - 12 months

Water/Sewer/Trash	City of North Battleford				\$720
-------------------	--------------------------	--	--	--	-------

2015 Actual - 12 months

Insurance	Wawanesa				\$1,061
-----------	----------	--	--	--	---------

2016 Actual

Total Expenses					\$9,947
----------------	--	--	--	--	---------

Net Operating Income						\$21,853
-----------------------------	--	--	--	--	--	-----------------

*Gross Lease signed November 1, 2015 (4 Years) Expiring October 31, 2019

*Has been leased to Conservative Member of Parliament Gerry Ritz for 10+ years

Virtual Tour

https://youtu.be/BV8T_6NxmRs

