

## Industrial/Commercial Customer Full

MLS®# : 593803  
 Status : ACTIVE

Address : 1322 100 STREET  
 Area/Sub Area: B1/NG-NB East

Price : \$249,000  
 S.Price :

City : North Battleford  
 Name : Gerry Ritz M.P.  
 Type : OFFICE  
 Vcncy Date :  
 Postal : S9A 0V9  
 Possession : TBA  
 Tax : \$3854  
 List Date : 12/09/2016  
 Legal : Lot 6 Block 18 Plan B1929  
 Legal2 :  
 Lease Type :  
 Enviromental: NO  
 Contact For More Info : No  
 Info Package Available : No

Zone : C1  
 Built : 1979 ADDITIONS  
 - NO  
 Occ : TENANT  
 T. Year : 2016  
 Lse Rate :



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Retail Area :	Office Area : 1,800	Warehouse Area :
Land Area : 3,000	Land Size :	Bldg Area : 1,800
Lease Area :	Lot Size : 3,000	

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Power :	SINGLE PHASE	Elevators :	NONE	<u>Ceiling Height</u>
Volts :		Pylon Sign :		At Eaves : 10
Amps :	200	Sign Cans :		At Center : 10
<u>Doors/Loading</u>				
Rail Doors :		Dock Doors :	0	Grade Doors : 2
Parking :	Yes	Sprinkler System :	NO	Smoke Detectors : YES
# Parking Stalls :		Equipment :		
Heating/Cooling :	Air Conditioning, Floor Model Furnace			
Assets Included:	Leasehold Improvements, Parking			
Amenities :	Onsite Parking, Store Front, Wheelchair Access			

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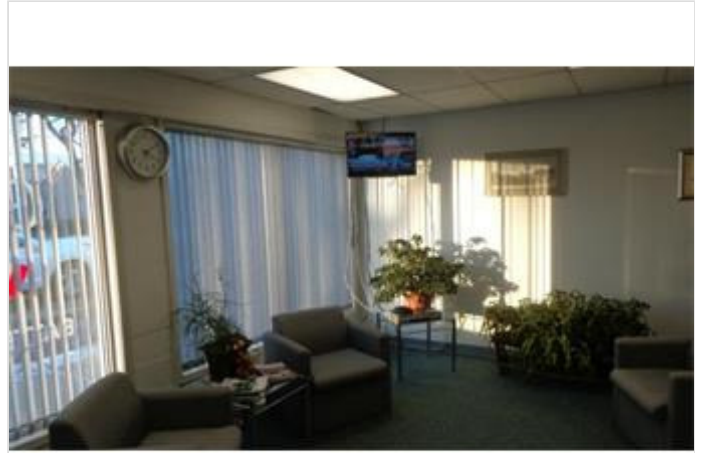
**Internet Comments :**  
 This is a downtown office building housing Gerry Ritz M.P. 4 year Government lease from Nov 2015 on. 25' x 72' cinder block building, has full basement. Has truss rafter system with mono foam insulated membrane installed in Sept 2013. Drywall & carpet interior finish with 5 offices, conference area, reception and lobby areas with adequate washrooms and storage to service the lease space. Government gross lease in place shows an 8% cap rate. Full basement open to lease out has separate front entry.

**Broker :** Better Homes & Gardens Real Estate The Battlefords

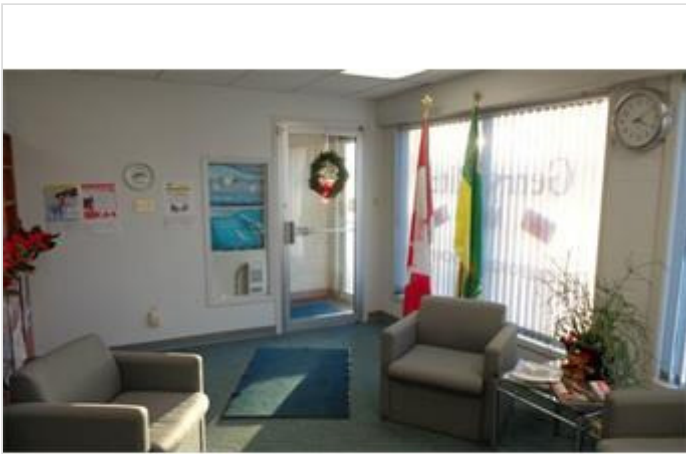
*This information is believed to be reliable but should not be relied upon without verification.*



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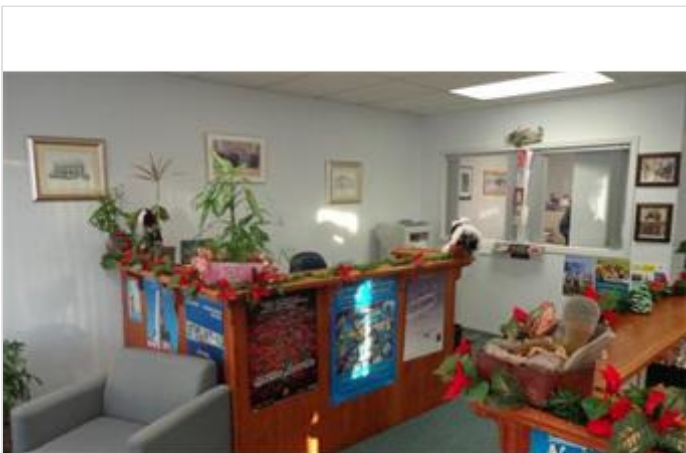
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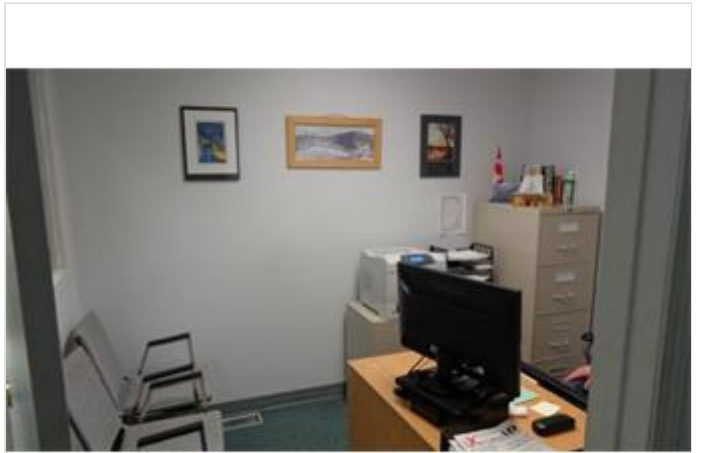
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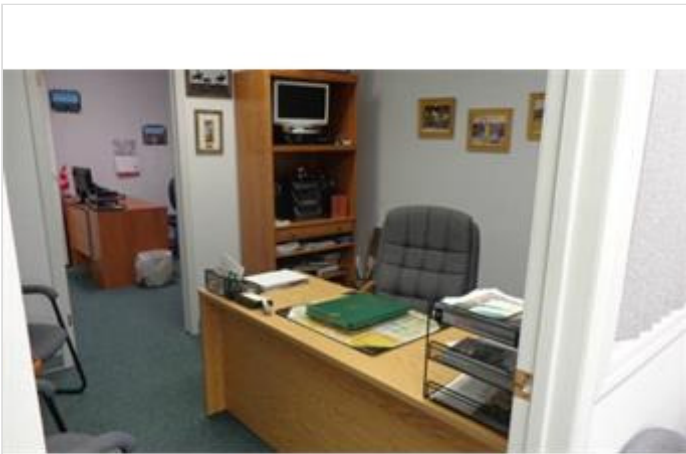
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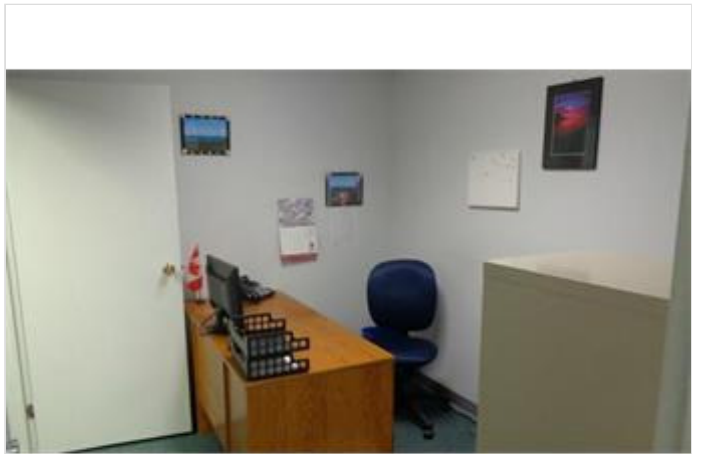
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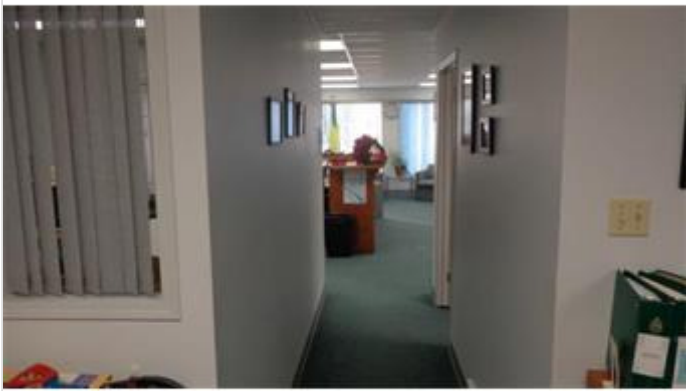


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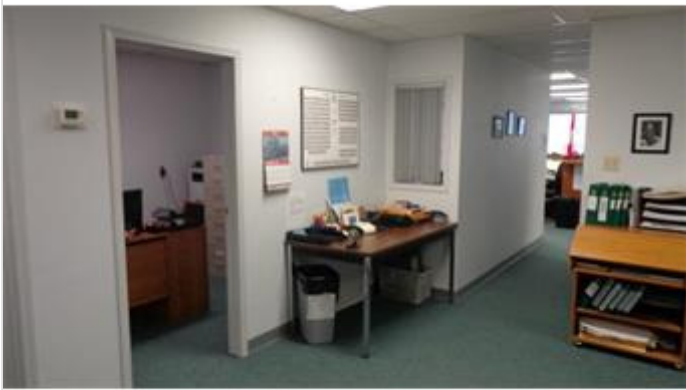




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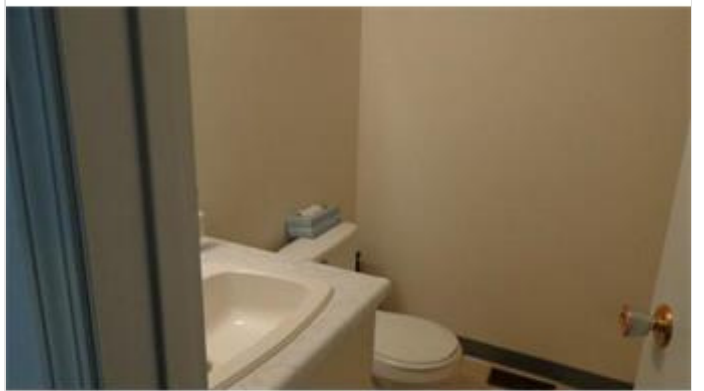
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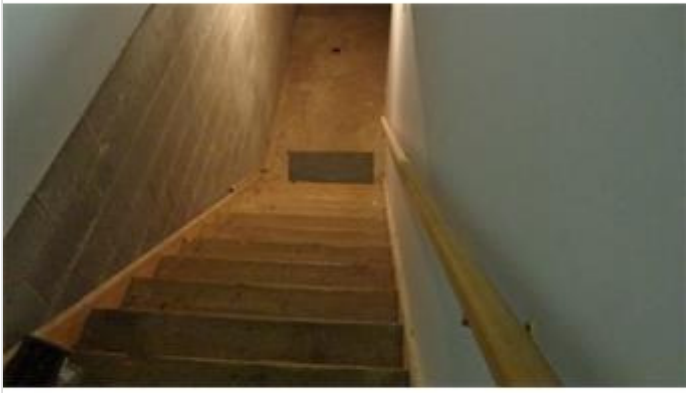
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