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Fully Leased Industrial Strata Complex

3 Units for Total of 14,148 sq ft



9221, 9243, 9267 Penn Rd

Prince George, BC

Asking \$1,250,000

Current Net Operating Income:

\$ 99,036

(\$ 7.00 per foot per annum)



Royal LePage Prince George

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9221, 9243, 9267 Penn Rd Prince George, BC

Investment Opportunity

This concrete block, industrial complex has been stratified and all 3 units are leased. Building has newer roof (3 Years) still under warranty, all new siding, all new overhead doors, all upgraded energy efficient lighting throughout, all new overhead doors. With the Light Industrial area of Prince George having low vacancies there is lots of upside on lease rates to show an even better return in the years to come.

The Building

Total: 14,148 sq/ft

STL 1: .7,075 sq/ft 3 Year Lease

STL 2: .3,537 sq/ft 3 Year Lease

STL 3: .3,537 sq/ft 3 Year Lease

Current Income

STL 1: = \$49525.00 + NNN

STL 2: = \$24759.00 + NNN

STL 3: = \$24759.00 + NNN

Total \$99,036.00

The Land

Total: 2.0021 acres

STL 1: .627 acres

STL 2: .243 acres

STL 3: .267 acres

Common: .8651 acres

Call Clint Dahl for details

250-981-2070

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Tenants

Excellent tenants in place. The largest tenant has been in the building for over 17 Years. Unit 9267 has been in the building for over 6 years and the tenant in 9243 just signed a 3 Year lease.

Property Details

Concrete block building

18' Ceilings in half building and 22' in other half

14' All new Overhead doors

Fenced Yard

Each unit has office space out front

Radiant Heating in all shops

Lots of Parking

2 Acre Lot

Located in Danson Light Industrial

