INVESTMENT OPPORTUNITY >

ELECTRONICS

IK

d •)

COMPUTERS

N/ICommercial

APPLIANCES

There are a state of the state

FOR SALE - INVESTMENT / RETAIL

2092 - 100th Street North Battleford, Saskatchewan

Property Highlights

FURNITURE

- Standalone retail/warehouse building totaling 6,000 sq.ft.±
- National Tenant
- Traffic volume of 11,445 cars per day
- Two new HVAC units
- Convenient access to Highway 4 and 100th Street
- Customer parking

Kevin Mockford

780 436 7410 kmockford@naiedmonton.com

Gordie Lough

587 635 5610 glough@naiedmonton.com



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE. 4601 99 Street NW Edmonton, AB T6E 4Y1 780 436 7410 naiedmonton.com

INVESTMENT OPPORTUNITY >

N/ICommercial





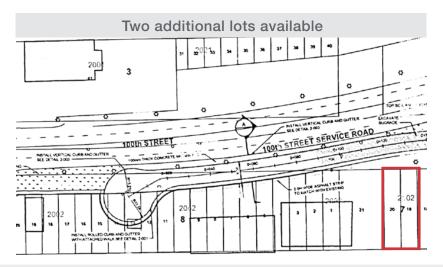






2092 - $100^{ ext{th}}$ Street - North Battleford, Saskatchewan

SIZE	6,000 sq.ft.±
LEGAL DESCRIPTION	Parcel 131435760; 131435759; 131435748; 131434859
ZONING	C3 (Arterial Commercial District)
LOADING	8' x 8' grade loading door
CEILING HEIGHT	16'± under truss (warehouse)
SALE PRICE	Market
PROPERTY TAXES	\$8,940 (2018)
TENANT PAYS	Power, water, gas and taxes
PROJECTED CAP RATE	10%±
NET OPERATING INCOME \$75,636 (Average)	



4601 99 Street NW Edmonton, AB T6E 4Y1 780 436 7410 naiedmonton.com 6699-A KEV23

NAI Commercial Real Estate Inc.