

1322 100th Street

SK706270 Active

LP: \$229,900
DOM: 54



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

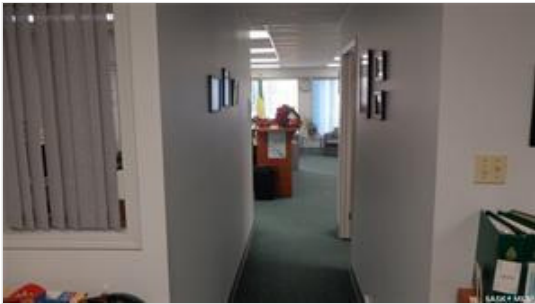
Public Remarks: 1322-100th Street 1979 built, 1,800 square foot, 1 storey block office building with full basement. This building has been leased to local Conservative Member of Parliament since 1997. Current lease running from November 1, 2015 to October 31, 2019 (4 Year Term). 25' x 72' cinder block 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, with last years net income of \$21,853 (showing a 9.54% cap rate at list price). Full basement open to lease out, has separate front entry. Virtual Tour at: https://www.youtube.com/watch?v=BV8T_6NxmRs

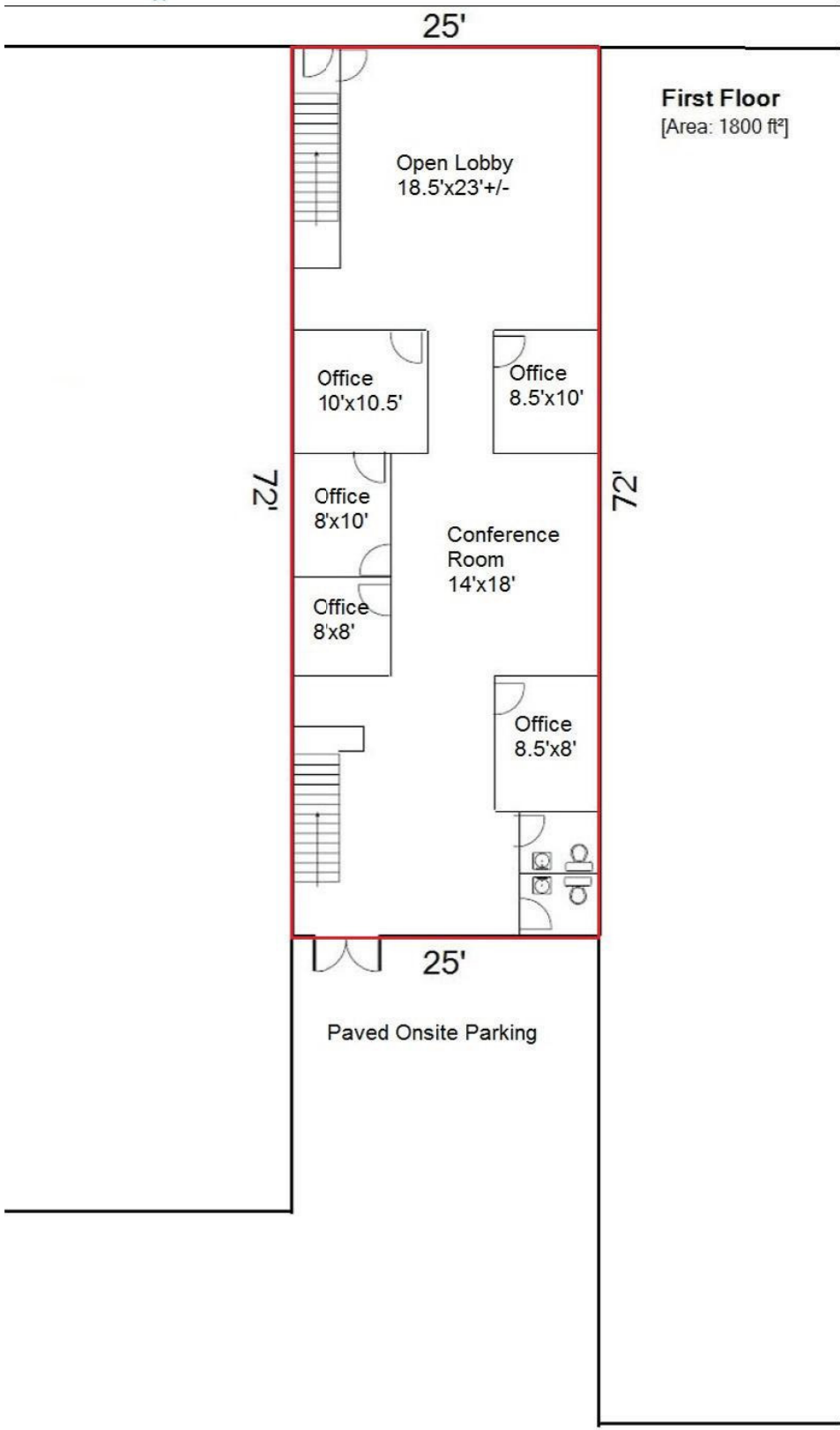
Property Information

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

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
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

2016 Actual - \$2650/month gross

2016 Actual
 2015 Actual - 12 months
 2015 Actual - 12 months
 2015 Actual - 12 months
 2016 Actual

*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

