

# \$165,000 - 9919 100 Street, Sexsmith

MLS® #A2248405

**\$165,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

NONE, Sexsmith, Alberta

Prime investment opportunity in the heart of Sexsmith! This approximately 1,400 SF historic office building on 100 Street is fully leased to a strong tenant, offering reliable income at an attractive 12% cap rate with a lease that is in place until the end of 2028. Meticulously maintained, it features a roof system replaced about 13 years ago and a furnace updated approximately 10 years ago. A rear gravel parking pad provides ample staff and client parking, with additional street parking available. A rare chance to own a stable, income-producing property in a thriving community—Call a Commercial Realtor® for more information or to book a showing today.

Built in 1967

## Essential Information

MLS® #	A2248405
Price	\$165,000
Bathrooms	0.00
Acres	0.14
Year Built	1967
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address 9919 100 Street



Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	1
Zoning	C-1

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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