

# \$1,399,999 - 430 3rd Avenue, Prince George

MLS® #C8073189

**\$1,399,999**

0 Bedroom, 0.00 Bathroom, 12,156 sqft  
Industrial on 0.30 Acres

N/A, Prince George, British Columbia

12156 Sq Ft Building that includes retail, offices and warehousing. Two buildings which are rented out to the owners company occupying 430 3rd Avenue which is approximately 5556 sq ft. The warehouse at 410 3rd Avenue which is leased out until 2027 is 5592 Sq ft. There is the potential to lease out additional space in another portion of the building which is approximately 1020 sq ft for \$1200 per month. Leases are triple net. Current Income of \$56,000 per year. If the building was fully rented out with the owner prepared to move out with a couple of months notice, the cap rate could be 9-10% with current list price. (id:6289)

## Essential Information

|                |             |
|----------------|-------------|
| Listings #     | C8073189    |
| Price          | \$1,399,999 |
| Bathrooms      | 0.00        |
| Square Footage | 12,156      |
| Acres          | 0.30        |
| Type           | Industrial  |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 430 3rd Avenue   |
| Subdivision | N/A              |
| City        | Prince George    |
| Province    | British Columbia |
| Postal Code | V2L3B9           |



## Listing Details

Listing Office

Team Powerhouse Realty



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