

\$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	5
Zoning	C-1

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.