



GRASSROOTS
REALTY GROUP

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410 2 Avenue W
Hanna, Alberta

MLS # A2349841



\$750,000

Division: NONE

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,285 sq.ft.

Zoning: C2

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Investment Opportunity: 5,285 sq. ft. office building in Hanna, AB. Built in 2014, this well-maintained commercial property is a turnkey, income-generating asset with a long-term tenant who has occupied the building for the past 5 years. The NNN lease, which is to be assumed by the new owner, runs until January 3, 2031, providing stable, predictable income with the tenant responsible for operating costs. Designed and laid out as an accounting office, the interior features private offices, board rooms, a large open center area ideal for multiple workstations, a full kitchen lunch room, and plenty of storage. Building systems include 2 furnaces, 2 air conditioners, and a Generac backup generator, all situated on an 80' x 125' lot. Whether you're an investor seeking a low-maintenance, secure return or a buyer looking to add a quality commercial property to your portfolio, this one delivers. Contact today to arrange a viewing or request additional information. (Additional interior photos and office measurement to be added soon.)