

# ONLINE AUCTION

*Allows For Conditions*



## DOUBLE-DIGIT CAP RATE 23,583 SF RETAIL/OFFICE BLDG

235 Front St, Tumbler Ridge, BC V0C 2W0

FRE Auctions & JLL are pleased to present the Online Auction Plus® event (allows for conditions) for a high yield, major value-add two-storey retail and office building in the growing downtown core of Tumbler Ridge in northeastern British Columbia.

### PROPERTY HIGHLIGHTS

- High-yield retail/office building in Northern B.C.
- Located in the downtown core of Tumbler Ridge with prominent exposure and accessibility
- Well-maintained building on a high-traffic corner
- Leasable Area: Ground Floor ±12,632 SF Second Floor ±10,951 SF
- Lot: ±18,278 SF

### INVESTMENT HIGHLIGHTS

- In-Place NOI: \$339,000
- Occupancy: 76%
- Revenue upside through rent increases and term extensions with existing tenants

**STARTING BID:**  
**\$2,499,000 CAD**

**PREVIOUS LIST:** \$3,250,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.



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