



Potential drive-thru opportunity



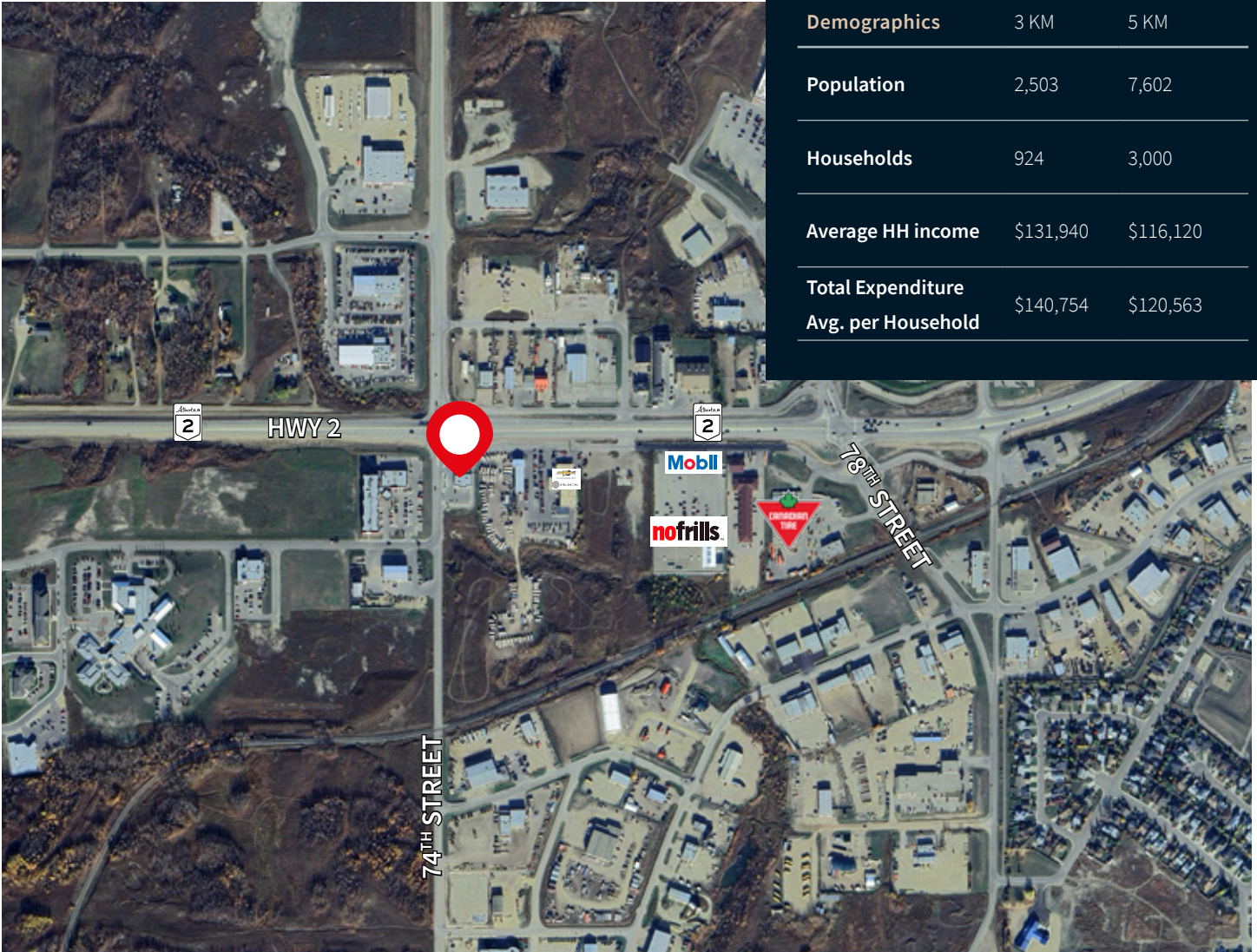
## For Sublease

### Gas bar anchored retail unit

**7401 - 100th Avenue Peace River, Alberta**

- Situated on 100th Avenue, one of Peace River's main thoroughfares, offering high visibility and easy access
- Peace River is a key service center for northwestern Alberta
- Connector city to larger cities like Grand Prairie and Edmonton

<b>Sublease Area:</b>	2,097 SF endcap unit
<b>Sublease Base Rent:</b>	Market Sublease Rates
<b>Additional Rent:</b>	CAM: \$4.07 PSF Taxes: \$10.05 PSF (2025 est.)
<b>Sublease Term:</b>	January 31, 2034 expiry
<b>Availability:</b>	Immediate
<b>Zoning:</b>	C-2 Highway Commercial



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