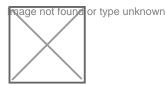


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PROFESSIONAL/OFFICE FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationPeace River, Alberta

Listing ID: 27307

MLS ID: A2187389

\$459,000



ANDY GAUVREAU

(780) 624-1300

Century 21 Town and Country Realty

780-624-1300

9910 97 Avenue , Peace River , Alberta T8S 1S5

Transaction Type

For Sale

Zoning

Mixed Commercial

Structure Type

Mixed Use

Legal Plan

7152BA

HeatingNatural Gas

Reports None **Days On Market**

228

Subdivision Downtown

Property TypeCommercial

Building Area (Sq. Ft.)

4500.00

Inclusions
Existing office

equipment/chattels/supplies

Business Type

Professional/Office

Year Built

1980

Property Sub Type

Office

Building Area (Sq. M.)

418.06

Restrictions

None Known

4500 sq ft of office space now available divided between two potentially separate units - building is essentially two separate areas with a common hallway and bathrooms. You can have 2 - 2250 sq ft offices - you can rent one and use the other - Its zoned Mixed Commercial Residential so with a little bit of work and permits you could have two rental units as each side is separately metered. The west side has 3 offices, 3 meeting rooms, a lunch room, reception area and a common working area. The east side has 6 offices, a storage/copy room, potential reception area and a small common working area. Great parking in the back of the property with alley access on two sides, outside plug ins for the winter time and its a great location for general access to the downtown area realistically this property has the potential to be office, retail, maybe even residential. Great value with a multitude of options - dont wait... call today!!!

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