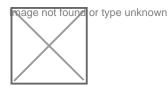


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 650 SUNRISE RD FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Northern Sunrise County, Alberta

Listing ID: MLS ID:

27512 A1237181

\$1,600,000



**△** WALKER COTE

(780) 837-1730

**2** 780-532-7701

rM1

650 Sunrise RD, Rural Northern Sunrise County, Alberta t8s 1s2

**Transaction Type** 

For Sale

Subdivision

Northern Sunrise County

**Structure Type** 

Industrial

Legal Plan 1425575

Lot Size (Sq. Ft.)

119354

Electric

220 Volts

**Access to Property** 

Paved Road

Reports
Aerial Photos

**Days On Market** 

1081

Nearest Town

Peace River

Property Type Commercial

Building Area (Sq. Ft.)

11300.00

Lot Size (Acres)

2.74

Heating

Forced Air, Natural Gas. Radiant

Inclusions N/A Zoning

CSG

Year Built

2015

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

1049.80

**Construction Type** 

Metal Frame

**Commercial Amenities** 

Boardroom, Kitchen, Lunchroom, Mezzanine, Outside

Storage, Parking-Extra, Storage, Storefront

**Restrictions**None Known

Industrial 7 Bay Shop for sale, located just outside Peace River! Excellent location for your business!! Access to Highway #2 on the Southwest side & Secondary Highway #688 on the Southeast side. 11,300 sq. ft. building (9,600 square feet on the main floor & 1,700 sq. ft. on the second floor) steel framed structure with open storage mezzanine in the shop areas. Features two driveway accesses, 20-foot ceilings, 225 amp electricity, 3 offices, 2 washrooms, lunch room & a conference room. Forced air gas furnace & radiant gas heaters in the shop! Overhead doors: (5) 14' X 12' (2) 18' X 14' with a 120' long drive through bay. The building sits on a 2.74-acre lot, tons of outdoor storage in the fenced cold storage compound that feautures power. The property has natural gas,

hydro, telephone, Cablevision, Coop water/sewer main lines. Perfect location to set up your business! Book your showing today!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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