



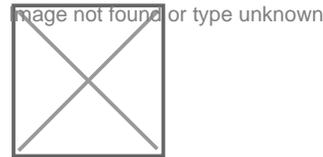
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Regional Contact

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650 SUNRISE RD FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Rural Northern Sunrise County, Alberta

Listing ID:

27512

MLS ID:

A1237181

\$1,600,000



WALKER COTE
 (780) 837-1730

Sutton Group Grande Prairie Professionals
 780-532-7701

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

Transaction Type For Sale	Days On Market 1393	Zoning CSG
Subdivision Northern Sunrise County	Nearest Town Peace River	Year Built 2015
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1425575	Building Area (Sq. Ft.) 11300.00	Building Area (Sq. M.) 1049.80
Lot Size (Sq. Ft.) 119354	Lot Size (Acres) 2.74	Construction Type Metal Frame
Electric 220 Volts	Heating Forced Air,Natural Gas,Radiant	Commercial Amenities Boardroom,Kitchen,Lunchroom,Mezzanine,Outside Storage,Parking-Extra,Storage,Storefront
Access to Property Paved Road	Inclusions N/A	Restrictions None Known
Reports Aerial Photos		

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 features 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!

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