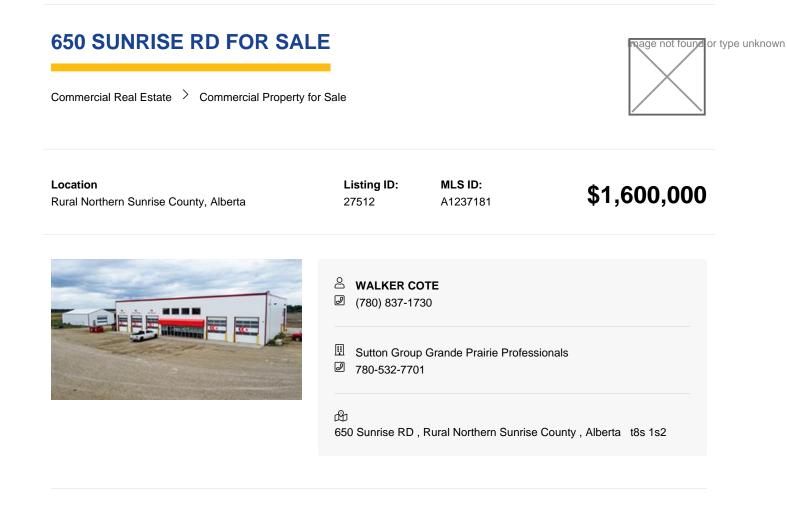


Generated: Sep 2, 2025, 2:37:12

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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 1143

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 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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