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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**

1270

**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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