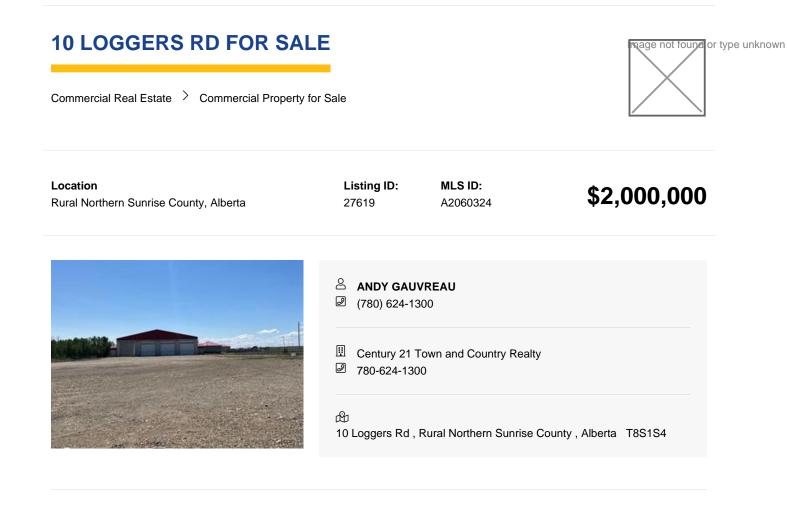


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Transaction Type For Sale

Zoning MSG Industrial

Year Built 2007

Property Sub Type Industrial

Building Area (Sq. M.) 1114.83

Cooling Central Air

Restrictions None Known Title Fee Simple

Subdivision Northern Sunrise County

Structure Type Industrial

Legal Plan 1222205

Roof Asphalt Shingle,Metal

Heating In Floor,Overhead Heater(s),Hot Water,Natural Gas,Oil

Reports None Days On Market 741

Nearest Town Peace River

Property Type Commercial

Building Area (Sq. Ft.) 12000.00

Foundation Poured Concrete

Inclusions Existing appliances

100 x 120 shop with 20 foot ceiling and 4 drive through bays one of which is the wash bay. All OHD are 18 X 18 and within the bays is a pit for working on the equipment, changing oil etc. The wall construction is concrete insulated panels and the are from floor to ceiling - in floor heat with a used oil burning over head heater. Multiple storage rooms, office and change room/laundry room are all contained within the shop. The office is 40 X 32 with two fully finished floors offering 2 offices, office/reception area, waiting room, storage and bathrooms. The lower floor has office, 3 cubical open office spaces, kitchenette area, storage and bathrooms. The office building is forced air heat with AC. All this within a fenced 5.71 acres with gated access. One of the few shops this size available in the Peace River area so if your company is looking for the perfect spot to access the Seal Lake OilfiedI area or are in the logging/chip/forestry industry - this may be the perfect fit

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