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## 5031 47 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Spirit River, Alberta



**Listing ID:**  
28746


**MLS ID:**  
A2171389

**\$90,000**



 **LEAH MILLAR**  
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 eXp Realty  
 403-262-7653

 5031 47 Avenue , Spirit River , Alberta T0H 3G0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 328
<b>Zoning</b> C1	<b>Subdivision</b> NONE	<b>Year Built</b> 1983
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 1970BP	<b>Building Area (Sq. Ft.)</b> 2400.00	<b>Building Area (Sq. M.)</b> 222.97
<b>Lot Size (Sq. Ft.)</b> 14800	<b>Lot Size (Acres)</b> 0.34	<b>Roof</b> Asphalt Shingle
<b>Foundation</b> Poured Concrete	<b>Cooling</b> None	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> Chain hoist, fridge, security system	<b>Restrictions</b> None Known	<b>Reports</b> None

Land and heated shop/office with two large service bays, overhead doors, cement floor, heated storage area (for motorcycles or toys), front desk and office areas, 2 pc bathroom, all within a huge fenced compound in Spirit River! Closed caption cameras and security system included. Ideal location for your business, conveniently an hour north of Grande Prairie and an hour from Dawson Creek, B.C., in the heart of the Peace Region. Building used to be Spirit River Towing, in its previous life. Interior pictures available upon request.

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