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9626 94 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Peace River, Alberta



Listing ID:
28859


MLS ID:
A2174940

\$399,900



 **ANDY GAUVREAU**
 (780) 624-1300

 Century 21 Town and Country Realty
 780-624-1300

 9626 94 Avenue , Peace River , Alberta T8S1S4

Transaction Type For Sale	Title Fee Simple	Days On Market 189
Zoning Mixed Commercial	Subdivision Downtown	Building Type Commercial Mix
Year Built 1981	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 7721818	Building Area (Sq. Ft.) 2500.00
Building Area (Sq. M.) 232.26	Roof Tar/Gravel	Heating High Efficiency, Forced Air, Natural Gas
Inclusions NA	Restrictions None Known	Reports None

Perfect building and location for your new or old enterprise!!1 At 2500 sq ft with many improvements done this is the best opportunity in the Town of Peace River today if you are looking for that new look building or are in the process up setting up your own. The building has a kitchen/staff area, large office and a 2 piece bathroom as a starter - then you add in the new furnace and hot water tank, fully fenced yard, attached cold storage shed and loads of open space that can accommodate many different uses. The current use is a carpet cleaning/furnace and duct cleaning/flood restoration company and as a bonus the entire inventory of equipment will also be for sale and the vendor will negotiate the price to include with the building. Are you already in this industry and potentially looking to set up another site or thinking of moving to potentially a very successful career in this industry? You can start out the door with clients and equipment immediately!!1 There are multiple air movers, dehumidifiers, carpet cleaning vans and a host of misc equipment and for the right person and price this is all available - there are multiple options to pursue with this property. Opportunities like this only come up once in awhile - don't miss out - the sign is up!! Call today!!

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