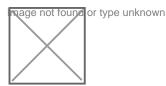


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 8017 102 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Peace River, Alberta

Listing ID: 29744

MLS ID: A2201589

\$1,049,000



**△** LAYNE GARDNER

**2** (780) 624-3844

□ RE/MAX Northern Realty

**2** 780-624-3844

8017 102 Avenue, Peace River, Alberta T8S 1M6

**Transaction Type** 

For Sale

Zoning

Light Industrial

Structure Type

Mixed Use

Legal Plan 7920995

Construction Type

Metal Frame, Metal Siding

Heating

Overhead Heater(s),Forced Air,Natural

Gas, Radiant

Reports None

saction Type

Fee Simple

Title

Subdivision

West Hill Com/Ind

Property Type Commercial

Building Area (Sq. Ft.)

16000.00

Roof Metal

Inclusions

N/A

**Days On Market** 

112

Year Built

2013

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

1486.44

**Foundation** 

Slab

Restrictions

Easement Registered On Title, Utility

Right Of Way

This is an excellent building for you to house your business. Built in 2013, this is one of the newer commercial industrial spaces available in town. The building offers several office spaces separated from the warehouse which gives you plenty of flexibility. There is also a retail space making it easily accessible for customers. The other side of the building is separately partitioned but could be opened up if you need the whole space or keep it separate and rent it out to bring in some extra money. The yard is fully fenced with gates on both sides. There is also a loading dock and overhead doors for access into the building. This building offers lots of flexibility to use the whole thing or partition it off and rent pieces out. Ready to go and ready to work-this building is exactly what your business is looking for.

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