

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**  
 (780) 624-3844

 RE/MAX Northern Realty  
 780-624-3844

 8017 102 Avenue , Peace River , Alberta T8S 1M6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 112
<b>Zoning</b> Light Industrial	<b>Subdivision</b> West Hill Com/Ind	<b>Year Built</b> 2013
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 7920995	<b>Building Area (Sq. Ft.)</b> 16000.00	<b>Building Area (Sq. M.)</b> 1486.44
<b>Construction Type</b> Metal Frame,Metal Siding	<b>Roof</b> Metal	<b>Foundation</b> Slab
<b>Heating</b> Overhead Heater(s),Forced Air,Natural Gas,Radiant	<b>Inclusions</b> N/A	<b>Restrictions</b> Easement Registered On Title,Utility Right Of Way
<b>Reports</b> None		

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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.