

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.

SW-1-84-22-W5TH HWY 743 FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Peace River, Alberta

Listing ID:
31443

MLS ID:
A2242003

\$2,600,000



 **DALE ESPETVEIDT**
 (780) 624-1427

 Royal LePage Valley Realty
 780-624-1427

 SW-1-84-22-W5th Hwy 743 , Peace River , Alberta T8S 1J2

Transaction Type For Sale	Title Fee Simple	Days On Market 3
Zoning Secondary Commercial	Subdivision West Hill Com/Ind	Nearest Town Peace River
Building Type Mixed Use	Year Built 2006	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan .
Building Area (Sq. Ft.) 47250.00	Building Area (Sq. M.) 4389.63	Construction Type Metal Siding
Roof Metal	Foundation Slab	Electric 200 Amp Service
Cooling Central Air	Heating Forced Air,Natural Gas	Inclusions N/A
Restrictions None Known	Reports None	

A Rare Investment Opportunity on Peace Rivers West Hill along Highway 743. This multifaceted property offers great commercial/industrial potential as well as lots of room for additional industrial expansion. With a portion of the 140 plus acre parcel is agricultural land that could serve as possible future residential development as parts look out over the valley and town making it very appealing. There are 3 large shop buildings with 4 bays in buildings 1 and 2 and 5 bays in building 3, all with 16 foot overhead doors. All buildings have different variations of front end office space with washrooms and a large mezzanine area in building 3. There are currently 3 spaces with leases giving you instant income with more spaces available to lease, the revenue potential is immense. With a high visibility location and plenty of options for both uses and expansion, these opportunities don't come along very often. Call today for details.

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.