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## 9503-9519 90 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Peace River, Alberta



**Listing ID:**  
31747


**MLS ID:**  
A2249501

**\$525,000**



 **LAYNE GARDNER**  
 (780) 624-3844

 RE/MAX Northern Realty  
 780-624-3844

 9503-9519 90 Avenue , Peace River , Alberta T8S 1S5

**Transaction Type**

For Sale

**Days On Market**

107

**Zoning**

M-1B

**Subdivision**

Industrial Area

**Year Built**

1966

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

6242AX

**Building Area (Sq. Ft.)**

8825.00

**Building Area (Sq. M.)**

819.86

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

None

Let your business grow in this commercial shop with 0.96 acres of land that is fenced for storage. There is approximately 6425 sq feet of shop space and 2400 sq feet of office. There is a 14x18 overhead door and 3 more overhead doors on the adjoining bay. Plus with there being so many individually title lots, you could break this up into smaller pieces and sell off the lots you don't need and keep what you do need. Build on one of the lots and sell a lot and smaller shop. There are lots of ways to break this property up and use it to your advantage. The building could also be dismantled and sold and shipped out and you could start from scratch and build up what you would like. Priced to sell at way below replacement cost and lower than just about any other commercial building of this size currently for sale. Call today to book a showing to see how it could fit your business needs.

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