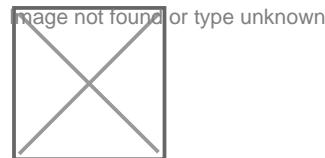


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SW-1-84-22-W5TH HWY 743 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Peace River, Alberta

Listing ID:
32755

MLS ID:
A2269052

\$2,340,000



 **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	Title	Days On Market
For Sale	Fee Simple	88
Zoning	Subdivision	Nearest Town
Secondary Commercial	West Hill Com/Ind	Peace River
Building Type	Year Built	Structure Type
Mixed Use	2006	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	.
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Construction Type
47250.00	4389.63	Metal Siding
Roof	Foundation	Electric
Metal	Slab	200 Amp Service
Cooling	Heating	Inclusions
Central Air	Forced Air,Natural Gas	N/A
Restrictions	Reports	
None Known	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.

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