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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

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