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

Commercial Real Estate > Commercial Property for Sale



LocationPeace River, Alberta

Listing ID: 32755

MLS ID: A2269052

\$2,340,000



A DALE ESPETVEIDT

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Royal LePage Valley Realty

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

Transaction Type

For Sale

Title

Days On Market

25

Zoning

Secondary Commercial

Subdivision

Fee Simple

West Hill Com/Ind Peace River

Building Type

Mixed Use

Commercial

Year Built

Nearest Town

2006

Structure Type Industrial

Property Type

Property Sub Type

Legal Plan

Industrial

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.

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