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## PROFESSIONAL/OFFICE FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Peace River, Alberta



**Listing ID:**  
32902

**MLS ID:**  
A2271282

**\$459,000**



 **ANDY GAUVREAU**  
 (780) 624-1300

 Century 21 Town and Country Realty  
 780-624-1300

 9910 97 Avenue , Peace River , Alberta T8S 1S5

**Transaction Type**

For Sale

**Days On Market**

62

**Business Type**

Professional/Office

**Zoning**

Mixed Commercial

**Subdivision**

Downtown

**Year Built**

1980

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Office

**Legal Plan**

7152BA

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

4500.00

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

418.06

**Heating**

Natural Gas

**Inclusions**

NA

**Restrictions**

None Known

**Reports**

None

4500 sq ft of office space now available divided between two potentially separate units - building is essentially two separate areas with a common hallway and bathrooms. You can have 2 - 2250 sq ft offices - you can rent one and use the other - Its zoned Mixed Commercial Residential so with a little bit of work and permits you could have two rental units as each side is separately metered. The west side has 3 offices, 3 meeting rooms, a lunch room, reception area and a common working area. The east side has 6 offices, a storage/copy room, potential reception area and a small common working area. Great parking in the back of the property with alley access on two sides, outside plug ins for the winter time and its a great location for general access to the downtown area - realistically this property has the potential to be office, retail, maybe even residential. Great value with a multitude of options - dont wait... call today!!!

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