

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 187	<b>Business Type</b> Professional/Office
<b>Zoning</b> Mixed Commercial	<b>Subdivision</b> Downtown	<b>Year Built</b> 1980
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 7152BA	<b>Building Area (Sq. Ft.)</b> 4500.00	<b>Building Area (Sq. M.)</b> 418.06
<b>Heating</b> Natural Gas	<b>Inclusions</b> NA	<b>Restrictions</b> None Known
<b>Reports</b> 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!!!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.