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## 10022 99 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Peace River, Alberta

**Listing ID:**  
33249

**MLS ID:**  
A2275113

**\$290,000**



**ANDY GAUVREAU**  
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 780-624-1300

10022 99 Street , Peace River , Alberta T8S1S4

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	65	Commercial
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
Downtown	Commercial Mix	1953
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Mixed Use	Commercial	Mixed Use
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
5255BD	2480.00	230.40
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
NA	None Known	None

Great building to start the ownership process with!! 2 separate units in the same building - one is currently set up as a hair salon and the other is a fully furnished 2-3 office space. Both utilize the available space to fit each type of use to the unique space that each accommodate. Both units are between 1200-1300 sq ft so easy for any business to fit the appropriate use. The hair salon portion has large reception/waiting area, equally large work area with some workstations. large storage and laundry area plus a 2 piece bathroom.. The office side has 2 large offices with a third area that could be office/storage or small meeting area. The reception has a moderate workstation with a waiting area that has seating for 5-6 people. There is a storage area, coffee room and a 2 piece bathroom. Great value and with two separate units if you have a vacancy you will still have an income producing unit, Both these units are available for rent as well

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