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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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 10022 99 Street , Peace River , Alberta T8S1S4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 128	<b>Zoning</b> Commercial
<b>Subdivision</b> Downtown	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 1953
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 5255BD	<b>Building Area (Sq. Ft.)</b> 2480.00	<b>Building Area (Sq. M.)</b> 230.40
<b>Inclusions</b> NA	<b>Restrictions</b> None Known	<b>Reports</b> 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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