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9510 90 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Peace River, Alberta

Listing ID:
34392

MLS ID:
A2292810

\$179,000



 **DAWN SPICER**
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 9510 90 Avenue , Peace River , Alberta T8S 1G8

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Zoning Mixed Use	Subdivision North End	Building Type Mixed Use
Year Built 1965	Structure Type Other	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 7361AH	Building Area (Sq. Ft.) 3595.00
Building Area (Sq. M.) 333.98	Lot Size (Sq. Ft.) 22342	Lot Size (Acres) 0.51
Roof Flat Torch Membrane	Foundation Perimeter Wall,Combination,Piling(s)	Heating Combination,Central,Overhead Heater(s),Forced Air,Natural Gas
Access to Property Direct Access,Paved Road,Public	Inclusions n/a	Restrictions None Known

Reports
Other Documents

Mixed use property in the North East. Close to commercial and residential makes for lots of oportunities with this property. Sturdy well built building with loading area that is aprox. 8' deep X89' long. The entrance to the building has a greating area and an office space with a 2 piece bathroom, and large bonus area, covered by a mezzanine area. With over 14' ceilings the rest of the building has potential for various types of businesses from the East side with a large (29'X23.5') area that could be used for retail. On the West side of the entrance there is a large area that could be used as a warehouse. There is 2 - 8'X10' overhead doors in the larger warehouse side of the building, 1 OHD has a walk through door in it and is insulated. In the warehouse portion you can see the spray foam insulation (Dec 2020), this area has 2 lofts 6X12 and 29X7.5 feet, 2 overhead furnaces (1 new in Oct 2021) the other furnace had repairs done to the heater motor and the control board in 2024. There is 29'X23' cement flooring in the farthes west side of the warehouse like area. The flat roof was inspected in 2024, at that time the roof was 8 years old, it was said to be in excellent condition (report available). The building sit back an the lot giving lots of room for parking, even in a year like this with all the snow! Don't miss out on the possibilities! call for your viewing today!

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