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8610 87 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Peace River, Alberta



Listing ID:
34771


MLS ID:
A2299911

\$1,500,000



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

 Century 21 Town and Country Realty
 780-624-1300

 8610 87 Avenue , Peace River , Alberta T8S1S2

Transaction Type For Sale	Zoning Industrial	Subdivision Industrial Area
Building Type Low Rise (2-4 stories),Mixed Use,Office Building,Warehouse	Year Built 1960	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Industrial	Legal Plan 8721324
Building Area (Sq. Ft.) 44650.00	Building Area (Sq. M.) 4148.09	Roof Flat Torch Membrane,Metal
Foundation Slab	Cooling Central Air	Heating Forced Air,Natural Gas
Inclusions NA	Restrictions None Known	Reports Environmental Phase 1

Large industrial property located in Peace River AB on 10.78 acres with 2 buildings. The main building has the offices, reception, warehouses and bays while the second building has wash bay, parts, work bays and offices. There are approximately 19 offices, 2 large boardroom, 7 office cubicles and a front reception area - including the second floor area there is a total of ~ 11,000 sq ft of space that includes 4 bathrooms and a large change room. There is also attached with the main building a parts room of ~5100 sq ft and a warehouse loading/storage area ~2800 sq ft. The work bays attached to the main building offer over 9000 sq ft with 2 drive through bays 128 feet long with 4 - 16 X 16 OHD, a ceiling height of 26 feet and a clearance height of 18 feet to the bottom of the cranes, 2 - 6 Ton cranes and 2 - 4.4 Ton cranes and a wash bay 24 X 40. There are multiple bathrooms, eyewash stations, change rooms and storage room throughout as well. The second building is approx 14,000 sq ft with 2 drive through bays 90 feet in length and have 4 - 22 X 20 OHD, a ceiling height of 33 feet and a clearance height of 25 feet to the bottom of the cranes, a 15 Ton crane and a 10 Ton crane plus assorted storage, rooms, office areas, bathrooms etc. There is also a 90 X 24 wash bay, a 40 X 90 work area with 3 - 1/2 Ton cranes and 1 - 5 Ton crane. The yard is fenced and has security gate at each end, a loading ramp, 70+ electrified parking stall and 10-12 customer parking stalls. This is a perfect property for a company with large equipment, heavy duty mechanics or heavy equipment sales, rentals and repairs.

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