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650 SUNRISE RD FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Northern Sunrise County, Alberta



Listing ID:
17973


MLS ID:
A1237181

\$1,600,000



 **WALKER COTE**
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 Sutton Group Grande Prairie Professionals
 780-532-7701

 650 Sunrise RD , Rural Northern Sunrise County , Alberta t8s 1s2

Transaction Type For Sale	Days On Market 655	Year Built 2015
Lot Size (Acres) 2.74	Zoning CSG	Subdivision Northern Sunrise County
Nearest Town Peace River	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1425575	Building Area (Sq. Ft.) 11300.00
Building Area (Sq. M.) 1049.80	Lot Size (Sq. Ft.) 119354	Construction Type Metal Frame
Electric 220 Volts	Commercial Amenities Boardroom,Kitchen,Lunchroom,Mezzanine,Outside Storage,Parking-Extra,Storage,Storefront	Access to Property Paved Road
Inclusions N/A	Restrictions None Known	Reports Aerial Photos
Heating Forced Air,Natural Gas,Radiant		

Industrial 7 Bay Shop for sale, located just outside Peace River! Excellent location for your business!! Access to Highway #2 on the Southwest side & Secondary Highway #688 on the Southeast side. 11,300 sq. ft. building (9,600 square feet on the main floor & 1,700 sq. ft. on the second floor) steel framed structure with open storage mezzanine in the shop areas. Features two driveway accesses, 20-foot ceilings, 225 amp electricity, 3 offices, 2 washrooms, lunch room & a conference room. Forced air gas furnace & radiant gas heaters in the shop! Overhead doors: (5) 14' X 12' (2) 18' X 14' with a 120' long drive through bay. The building sits on a 2.74-acre lot, tons of outdoor storage in the fenced cold storage compound that features power. The property has natural gas, hydro, telephone, Cablevision, Coop water/sewer main lines. Perfect location to set up your business! Book your showing today!

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