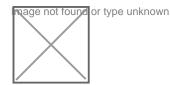


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 650 SUNRISE RD FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Northern Sunrise County, Alberta

Listing ID: MLS ID:

17973 A1237181

\$1,600,000



**△** WALKER COTE

**2** (780) 837-1730

**2** 780-532-7701

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

**Transaction Type** 

For Sale

Lot Size (Acres)

2.74

Nearest Town
Peace River

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

1049.80

**Electric** 

220 Volts

Inclusions

N/A

Heating

Forced Air, Natural Gas, Radiant

**Days On Market** 

655

**Zoning** CSG

Structure Type

Industrial

Legal Plan 1425575

Lot Size (Sq. Ft.) 119354

Commercial Amenities

Boardroom, Kitchen, Lunchroom, Mezzanine, Outside Storage, Parking-Extra, Storage, Storefront

Restrictions
None Known

Year Built

2015

Subdivision

Northern Sunrise County

Property Type

Commercial

Building Area (Sq. Ft.)

11300.00

**Construction Type** 

Metal Frame

Access to Property

Paved Road

Reports

Aerial Photos

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 feautures 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!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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