



**GRASSROOTS**  
REALTY GROUP

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10009 100 Avenue  
Peace River, Alberta

MLS # A2236573



**\$425,000**

Division:	Downtown
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,700 sq.ft.
Zoning:	Mixed commerical/resident

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Timeless Charm & Endless Opportunity in the Heart of Downtown Peace River! Here's your chance to own a classic commercial gem just steps from Main Street in the vibrant downtown core of Peace River. This solidly built building showcases rich architectural details and timeless character, offering an ideal blend of charm and versatility. Located less than a block from one of the town's busiest thoroughfares, this property boasts excellent visibility and foot traffic—perfect for launching or growing a business. Whether you're envisioning professional office space, a boutique retail or coffee shop, or exploring residential possibilities under current zoning regulations, this property offers endless potential. With its prime location and unique historic appeal, this building is a rare opportunity to invest in a space that can grow and evolve with your vision. Don't miss out on the chance to make your mark in one of Peace River's most central and iconic locations.