



GRASSROOTS
REALTY GROUP

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**SW-1-84-22-W5th Hwy 743
Peace River, Alberta**

MLS # A2242003



\$2,600,000

Division: West Hill Com/Ind

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 47,250 sq.ft.

Zoning: Secondary Commercial

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: Metal Siding

Water: Other

Sewer: Holding Tank

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

A Rare Investment Opportunity on Peace Rivers West Hill along Highway 743. This multifaceted property offers great commercial/industrial potential as well as lots of room for additional industrial expansion. With a portion of the 140 plus acre parcel is agricultural land that could serve as possible future residential development as parts look out over the valley and town making it very appealing. There are 3 large shop buildings with 4 bays in buildings 1 and 2 and 5 bays in building 3, all with 16 foot overhead doors. All buildings have different variations of front end office space with washrooms and a large mezzanine area in building 3. There are currently 3 spaces with leases giving you instant income with more spaces available to lease, the revenue potential is immense. With a high visibility location and plenty of options for both uses and expansion, these opportunities don't come along very often. Call today for details.