



9815 94 Avenue  
Peace River, Alberta

MLS # A2288708



**\$329,900**

**Division:** Downtown

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,500 sq.ft.

**Zoning:** Mixed C/R

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Prime Downtown Commercial Opportunity &ndash; Peace River Located in the heart of the downtown commercial/residential district of Peace River, this fully renovated 1,500 sq. ft. commercial building offers exceptional visibility and versatility. Extensively updated with brand-new renovations throughout, the space features two private offices, one bathroom, and a large open-concept retail/commercial area ready to be customized to suit your business needs. The wide-open layout provides flexibility for retail, professional office, service-based businesses, or a variety of permitted uses. In addition there are two offices approx 10 X 10 With immediate possession available, you can move your business in right away and start operating without delay. The downtown location ensures steady foot traffic, excellent exposure, and convenient access for clients and customers alike. Purchase or lease options will be considered, offering flexibility for investors and business owners. An excellent opportunity to secure a turnkey commercial space in a high-demand downtown location.