



**650 Sunrise RD**  
**Rural Northern Sunrise County, Alberta**

**MLS # A1237181**

**\$1,600,000**



**Division:** Northern Sunrise County

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 11,300 sq.ft.

**Zoning:** CSG

**Heating:** Forced Air, Natural Gas, Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Cable, Cable Internet Access

**Exterior:** Metal Frame

**Parking:** -

**Water:** Co-operative

**Lot Size:** 2.74 Acres

**Sewer:** Public Sewer

**Lot Feat:** -

**Inclusions:** N/A

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!