



**10601 77 Street**  
**Peace River, Alberta**

**MLS # A2113965**



**\$450,000**

**Division:** Industrial Area

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,400 sq.ft.

**Zoning:** Light Industrial

**Heating:** Boiler, In Floor, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Freshly cleaned up and ready for a new owner!! Vendor is motivated to sell and has the property ready - will be sold as is. Great opportunity to expand your business or maybe have a satellite building for your existing one. This is a 1987 Steel Frame building the offer 4400 sq ft of office and bays with 2 office 11 X 9 offices, large front reception area, 2 bathroom areas, a coffee room and a 24 X 40 mezzanine area for storage. There are two OHD that measure 14 X 16, in floor boiler heat, large 1.23 acre fenced yard, 3 phase power and all town services. This property is currently been used as a concrete batching plant and is set up for that operation - the equipment will be removed from the site upon sale if the future owner doesn't have a need or want for it. But the vendor is also negotiable on sale to include it all within an acceptable offer for the equipment. One of the best features of this building is that this is a steel frame with insulated walls and metal finish outside - the front office wall is concrete block. The lifespan of this building and the insulation value is much greater than the traditional block wall building plus with in floor boiler heat the cost of utilities is reduced over other more expensive options to heat such a large space. Located in the Industrial Park on the west side of Peace River - this is one of the few buildings in this area for sale and it has many of the better features. The sign is up!!! Call today to take a tour!!