



**GRASSROOTS**  
REALTY GROUP

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**9626 94 Avenue**  
**Peace River, Alberta**

**MLS # A2174940**



**\$399,900**

**Division:** Downtown

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,500 sq.ft.

**Zoning:** Mixed Commercial

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** -

**Roof:** Tar/Gravel

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Perfect building and location for your new or old enterprise!!1 At 2500 sq ft with many improvements done this is the best opportunity in the Town of Peace River today if you are looking for that new look building or are in the process up setting up your own. The building has a kitchen/staff area, large office and a 2 piece bathroom as a starter - then you add in the new furnace and hot water tank, fully fenced yard, attached cold storage shed and loads of open space that can accommodate many different uses. The current use is a carpet cleaning/furnace and duct cleaning/flood restoration company and as a bonus the entire inventory of equipment will also be for sale and the vendor will negotiate the price to include with the building. Are you already in this industry and potentially looking to set up another site or thinking of moving to potentially a very successful career in this industry? You can start out the door with clients and equipment immediately!!1 There are multiple air movers, dehumidifiers, carpet cleaning vans and a host of misc equipment and for the right person and price this is all available - there are multiple options to pursue with this property. Opportunities like this only come up once in awhile - don't miss out - the sign is up!! Call today!!