



9410 100 Street  
Peace River, Alberta

MLS # A2175083



**\$300,000**

<b>Division:</b>	NONE
<b>Type:</b>	Office
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,800 sq.ft.
<b>Zoning:</b>	Mixed Comm/Res District

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Siding

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.21 Acre

**Lot Feat:** Irregular Lot

An exceptional opportunity to establish your business in a HIGHLY VISIBLE location at the north end of MAIN STREET in Peace River. First floor features a welcoming large reception area with washroom, open kitchenette, spacious office, and utility room. All with T-bar ceiling and fluorescent lighting. Upstairs is an entire bright open space that can be utilized any way that suits your business needs. Whether it be a boardroom, additional offices, storage, or to rent out. You decide as your business continues to grow. Single bay heated shop boasts a 20 ft ceiling, 10 ft OH door and includes sink and 220 V to the panel. This space will no doubt offer versatility and functionality to your business. With a spacious gravel lot the property provides ample parking for customers and employees and a small grass frontage area adds a touch of greenery. Locations like this simply do not come available often! Call your commercial Realtor&reg; today to view this completely TURNKEY property!