



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8017 102 Avenue
Peace River, Alberta

MLS # A2201589



\$1,049,000

Division: West Hill Com/Ind

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 16,000 sq.ft.

Zoning: Light Industrial

Heating: Overhead Heater(s), Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Metal Frame, Metal Siding

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This is an excellent building for you to house your business. Built in 2013, this is one of the newer commercial industrial spaces available in town. The building offers several office spaces separated from the warehouse which gives you plenty of flexibility. There is also a retail space making it easily accessible for customers. The other side of the building is separately partitioned but could be opened up if you need the whole space or keep it separate and rent it out to bring in some extra money. The yard is fully fenced with gates on both sides. There is also a loading dock and overhead doors for access into the building. This building offers lots of flexibility to use the whole thing or partition it off and rent pieces out. Ready to go and ready to work-this building is exactly what your business is looking for.