



780-832-5880

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9910 97 Avenue
Peace River, Alberta

MLS # A2271282



\$459,000

Division:	Downtown
Type:	Office
Bus. Type:	Professional/Office
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,500 sq.ft.
Zoning:	Mixed Commercial

Heating: Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

4500 sq ft of office space now available divided between two potentially separate units - building is essentially two separate areas with a common hallway and bathrooms. You can have 2 - 2250 sq ft offices - you can rent one and use the other - Its zoned Mixed Commercial Residential so with a little bit of work and permits you could have two rental units as each side is separately metered. The west side has 3 offices, 3 meeting rooms, a lunch room, reception area and a common working area. The east side has 6 offices, a storage/copy room, potential reception area and a small common working area. Great parking in the back of the property with alley access on two sides, outside plug ins for the winter time and its a great location for general access to the downtown area - realistically this property has the potential to be office, retail, maybe even residential. Great value with a multitude of options - dont wait... call today!!!