

44,668 sf on 11.34 acres

For Sale/Lease

8610 - 87 Avenue

Peace River, AB

PRICE REDUCED TO \$500,000



Office and Warehouse/Shop
Freestanding Buildings with Washbay

David St. Cyr | Principal
Avison Young
+1 780 964 4601
david.stcyr@avisonyoung.com

Andy Gauvreau | Broker/Owner
Century 21 Town and Country Realty
+1 780 624 1300
PRTCRealty@outlook.com

AVISON
YOUNG

For Sale/Lease

8610 - 87 Avenue
Peace River, AB

Property details

Site Size

11.34 acres (Total)
10.78 acres (Useable Acres)

Approximate Building Area

29,947 SF (Office/Warehouse)
14,721 SF (Repair Shop)
44,668 SF (Total)

Loading

Dock (1)
Grade (7)

Cranes

4.4 ton cranes (2)
6 ton crane (2)

Power

100 - 600 Amp | 3 Phase

Ceiling

18' - 33'

Zoning

Light Industrial zoning, which is ideal for uses such as automobile service, industrial sales, storage, warehousing, manufacturing, and distribution.

Contact listing team for full list of compatible commercial uses

Sale Price

\$500,000

Asking rate

\$8.00 PSF net




WAREHOUSE/SHOP INTERIOR


Opportunity

Avison Young and Century 21 Town and Country Realty are pleased to market 8610 - 87 Avenue, Peace River, Alberta. The property collectively consists of 44,668 square feet gross building area situated on 11.34 acres of industrial zoned land.


The property is perfectly located in 2 minute drive outside the Town of Peace River with quick access to the nearby surrounding Highways including Highway 2, Highway 684 and Highway 744.


Key features

 Gated entry and fenced yard with two access points into the property

 Wash bay with drive grade loading

 Two floors of office space

 Building consists of two floors of office, reception, boardroom, lunchroom, warehouse/shop, mezzanine and shop office space

 Property taxes: \$45,555.55 (estimated)

Drive times



2 minute drive to Highway 2 access

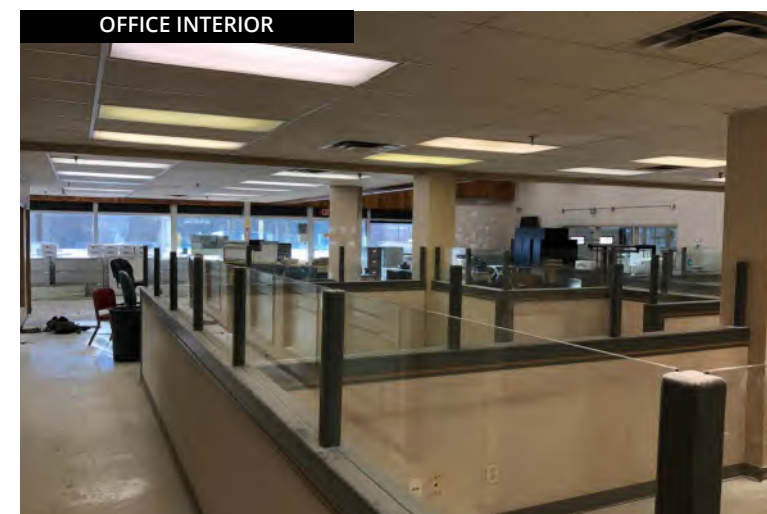


2 minute drive to Highway 684

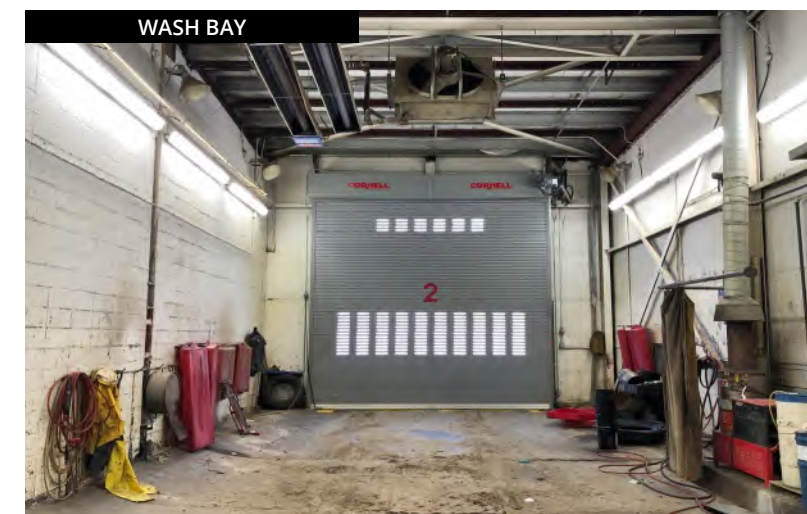


5 minute drive to Highway 744

Property Location



OFFICE INTERIOR



WASH BAY



Please contact us for additional information on this opportunity.

David St. Cyr | Principal
Avison Young
+1 780 964 4601
david.stcyr@avisonyoung.com

Andy Gauvreau | Broker/Owner
Century 21 Town and Country Realty
+1 780 624 1300
PRTCRealty@outlook.com

