



## 9520 91 Avenue Peace River Alberta

\$7,500

11,000 square foot facility in Peace River AB that offers 4000 square feet of racking storage - 5 off loading bays with trailer height decks for easy access - 7000 square feet of office, coolers, freezers and maintenance areas. Included in the 7000 sq ft is the garage area for vehicle and equipment repairs - it has 4 - 14 (H) X 12 (W) OHD and is approximately 4000 sq ft in size - there are 2 Freezers and 3 cooler each approximately 10 X 12 and this area has a 15 foot ceiling height. The offices are 11 X 8 - the on site small appliance repair area has a 1/2 bath, commercial sink area and is about 16 X 11 in size. The land includes 6 lots with almost 2/3 of an acre in size. Access to Highway 2 is very good with less than 2 minutes to the merge onto Highway 2 west and about 4 minutes to Highway 2 east. This is a very good warehouse storage use facility and is currently been used as such but there are many options for use of this property - lets see how it fits into your plans. The monthly rent is the basic rent - tenants also responsible for triple net costs - the sign is up!! Call today!!! (id:6769)

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