



9510 90 Avenue Peace River Alberta

North End

\$179,000



Mixed use property in the North East. Close to commercial and residential makes for lots of opportunities with this property. Sturdy well built building with loading area that is approx. 8' deep X89' long. The entrance to the building has a greating area and an office space with a 2 piece bathroom, and large bonus area, covered by a mezzanine area. With over 14' ceilings the rest of the building has potential for various types of businesses from the East side with a large (29'X23.5') area that could be used for retail. On the West side of the entrance there is a large area that could be used as a warehouse. There is 2 - 8'X10' overhead doors in the larger warehouse side of the building, 1 OHD has a walk through door in it and is insulated. In the warehouse portion you can see the spray foam insulation (Dec 2020), this area has 2 lofts 6X12 and 29X7.5 feet, 2 overhead furnaces (1 new in Oct 2021) the other furnace had repairs done to the heater motor and the control board in 2024. There is 29'X23' cement flooring in the farthes west side of the warehouse like area. The flat roof was inspected in 2024, at that time the roof was 8 years old, it was said to be in excellent condition (report available). The building sit back an the lot giving lots of room for parking, even in a year like this with all the snow! Don't miss out on the possibilities! call for your viewing tod...

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