



## 9619 90 Avenue Peace River Alberta

\$130,000

Great property for the small business to start in at an attractive price - just looking to start out and need some room for the office plus a storage area for parts and equipment? Then this one will meet your needs at an attractive price as well - the main floor area is about 800 sq feet offer two offices and a boardroom area plus a full staff kitchen and a 3 piece bathroom. The attached garage is 20 X 28 with power and a ceiling mount forced air furnace. Plenty of room to safely store a vehicle, parts and equipment plus a second shed for miscellaneous items that need to be out the weather. The second floor unit is about 800 sq ft as well with 1 bedroom, 3 piece bathroom, large storage area and kitchen - this suite can be a caretaker suite or other options that may apply. This unit is already occupied and brings in \$900 per month - pretty sweet deal that should cover a good portion of the operational costs. (id:6769)

Listing Presented By:



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Century 21 Town and Country  
Realty

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Royal

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