

9608 96 Street  
Peace River, Alberta

MLS # A2182088



**\$349,000**

**Division:** Downtown

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,775 sq.ft.

**Zoning:** CR

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Desks and built-in in main office, desks in reception area, counter, file cabinets, blue print table .

This property offers a fantastic opportunity for a variety of business uses! With 3600 square feet of main floor space which includes a large office/reception area, office space upstairs and approximately 2000 square foot workshop which features a 12 foot overhead door, its perfect for businesses requiring both retail and operational space. The large fenced yard adds extra functionality, ideal for storage, parking or other business needs. Whether you're starting a new venture or expanding an existing one, this multi purpose property is ready to adapt to your vision. Seller may consider leasing the property as a possible option. Call today for your appointment to view.