

Motivated Vendor - Price Reduced Further!



For Sale

Centrally located property ideal for office, showroom, and warehouse users

- ±6,192 square feet on 0.21 acres located in central Peace River
- Close proximity to Peace River's central business district
- Potential uses include restaurants, lodging, convenience, retail, financial services, equipment rentals, and vehicle services
- Grade loading
- Paved lot
- Easy access to Highway 2
- **Motivated vendor, every offer will be considered**

**Former Greyhound Facility
9801 97 Ave., Peace River**

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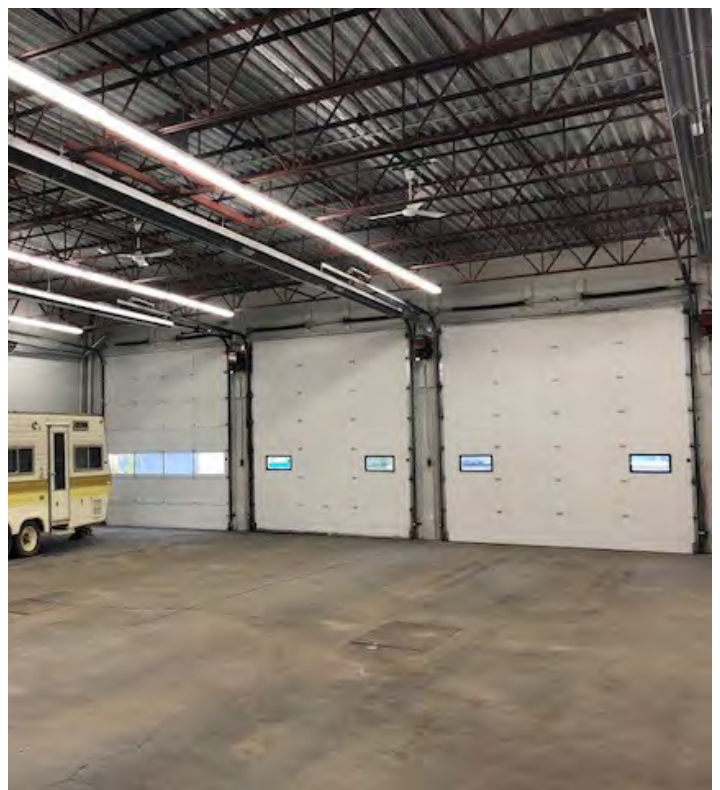
jim.bijou@am.jll.com

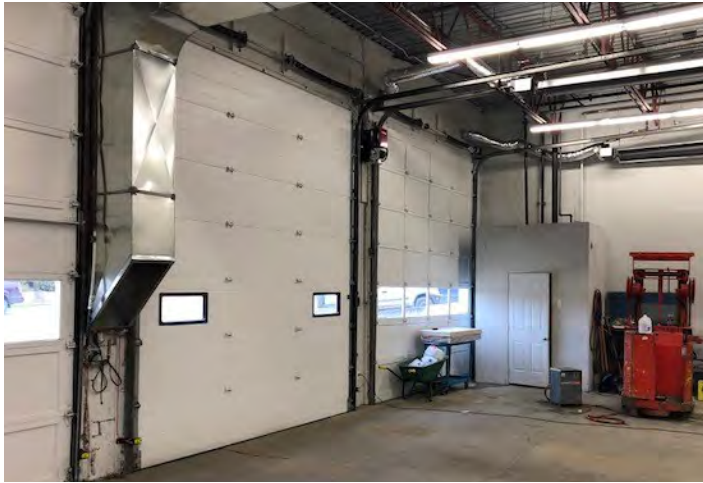




Property Details

- Building Area: ±6,192 square feet
- Yard Area: 0.21 acres
- Legal Description: PCL A Sec 6 Twp 83 Range 17 W6M
- Zoning: C2 - General Commercial
- Power: TBC
- Heating: Natural gas
- Loading: Grade
- Ceiling Height: ±15' clear
- Property Taxes: \$7,894.00 (2018)



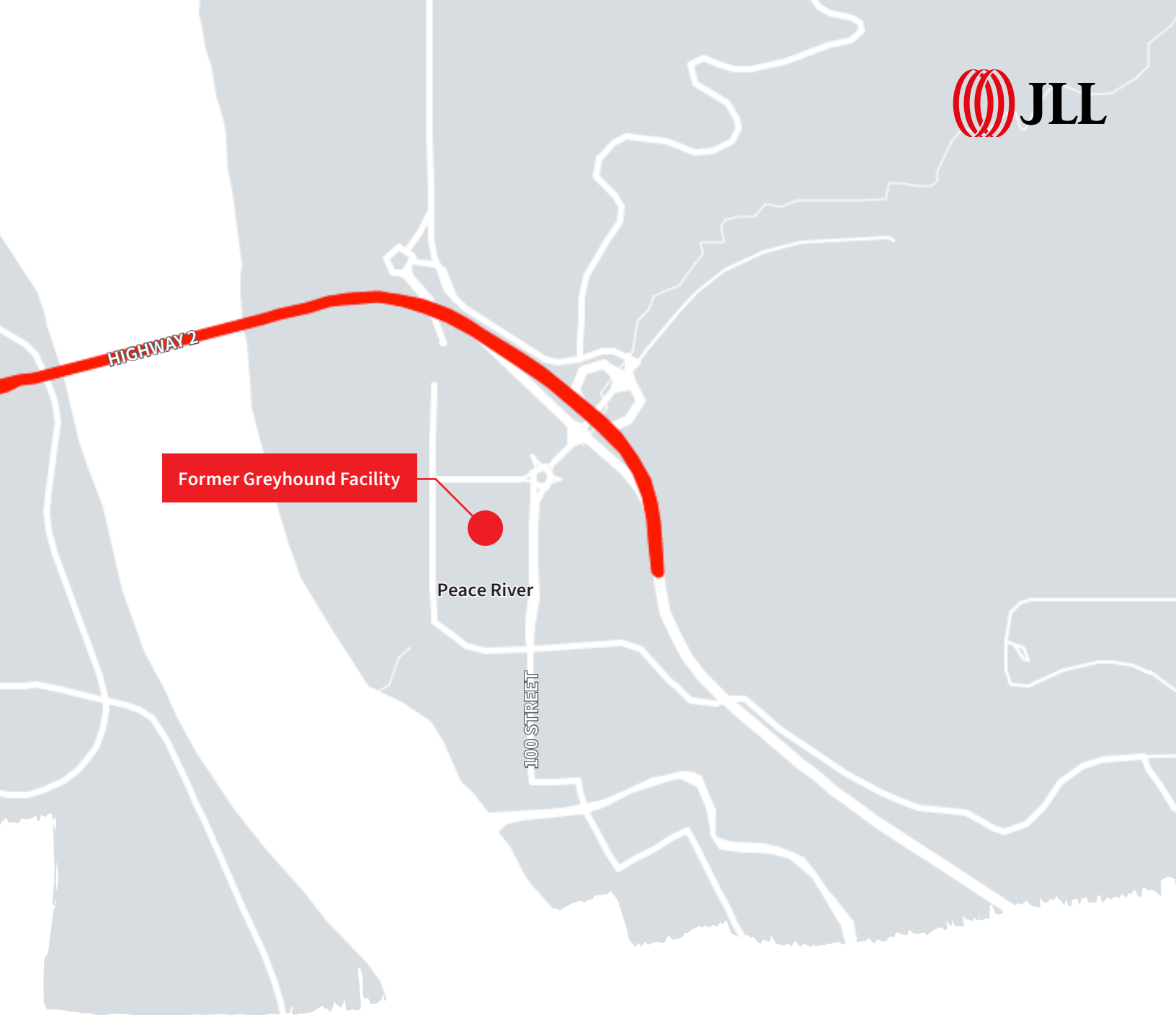


Sale Details

Sale Price: Reduced to \$299,000

Available: Immediately





Contact the Edmonton Industrial Sales & Leasing Team

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