# \$1,500,000 - 8610 87 Avenue, Peace River

MLS® #A2197781

\$1,500,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Industrial Area, Peace River, Alberta

Large industrial property located in Peace River AB on 10.78 acres with 2 buildings. The main building has the offices, reception, warehouses and bays while the second building has wash bay, parts, work bays and offices. There are approximately 19 offices, 2 large boardroom, 7 office cubicles and a front reception area - including the second floor area there is a total of ~ 11,000 sq ft of space that includes 4 bathrooms and a large change room. There is also attached with the main building a parts room of ~5100 sq ft and a warehouse loading/storage area ~2800 sq ft. The work bays attached to the main building offer over 9000 sq ft with 2 drive through bays 128 feet long with 4 - 16 X 16 OHD, a ceiling height of 26 feet and a clearance height of 18 feet to the bottom of the cranes, 2 - 6 Ton cranes and 2 - 4.4 Ton cranes and a wash bay 24 X 40. There are multiple bathrooms, eyewash stations, change rooms and storage room throughout as well. The second building is approx 14,000 sq ft with 2 drive through bays 90 feet in length and have 4 - 22 X 20 OHD, a ceiling height of 33 feet and a clearance height of 25 feet to the bottom of the cranes, a 15 Ton crane and a 10 Ton crane plus assorted storage, rooms, office areas, bathrooms etc. There is also a 90 X 24 wash bay, a 40 X 90 work area with 3 - 1/2 Ton cranes and 1 - 5 Ton crane. The yard is fenced and has security gate at each end, a loading ramp, 70+ electrified parking stall and 10-12 customer parking stalls. This is a perfect







property for a company with large equipment, heavy duty mechanics or heavy equipment sales, rentals and repairs.

#### Built in 1960

### **Essential Information**

MLS® # A2197781 Price \$1,500,000

Bathrooms 0.00 Acres 0.00 Year Built 1960

Type Commercial
Sub-Type Industrial
Status Active

# **Community Information**

Address 8610 87 Avenue
Subdivision Industrial Area
City Peace River

County Peace No. 135, M.D. of

Province Alberta
Postal Code T8S1S2

#### Interior

Heating Forced Air, Natural Gas

Cooling Central Air

## **Exterior**

Roof Flat Torch Membrane, Metal

Foundation Slab

#### **Additional Information**

Date Listed February 27th, 2025

Days on Market 250

Zoning Industrial

# **Listing Details**

Listing Office Century 21 Town and Country Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.