

# \$2,600,000 - Sw-1-84-22-w5th Hwy 743, Peace River

MLS® #A2242003

**\$2,600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Hill Com/Ind, Peace River, Alberta

A Rare Investment Opportunity on Peace Rivers West Hill along Highway 743. This multifaceted property offers great commercial/industrial potential as well as lots of room for additional industrial expansion. With a portion of the 140 plus acre parcel is agricultural land that could serve as possible future residential development as parts look out over the valley and town making it very appealing. There are 3 large shop buildings with 4 bays in buildings 1 and 2 and 5 bays in building 3, all with 16 foot overhead doors. All buildings have different variations of front end office space with washrooms and a large mezzanine area in building 3. There are currently 3 spaces with leases giving you instant income with more spaces available to lease, the revenue potential is immense. With a high visibility location and plenty of options for both uses and expansion, these opportunities don't come along very often. Call today for details.

Built in 2006

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2242003    |
| Price      | \$2,600,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2006        |
| Type       | Commercial  |



|          |            |
|----------|------------|
| Sub-Type | Industrial |
| Status   | Active     |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | Sw-1-84-22-w5th Hwy 743 |
| Subdivision | West Hill Com/Ind       |
| City        | Peace River             |
| County      | Peace No. 135, M.D. of  |
| Province    | Alberta                 |
| Postal Code | T8S 1J2                 |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

### Exterior

|              |              |
|--------------|--------------|
| Roof         | Metal        |
| Construction | Metal Siding |
| Foundation   | Slab         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | July 21st, 2025      |
| Days on Market | 57                   |
| Zoning         | Secondary Commercial |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Valley Realty |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.