

# \$459,000 - 9910 97 Avenue, Peace River

MLS® #A2187389

**\$459,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

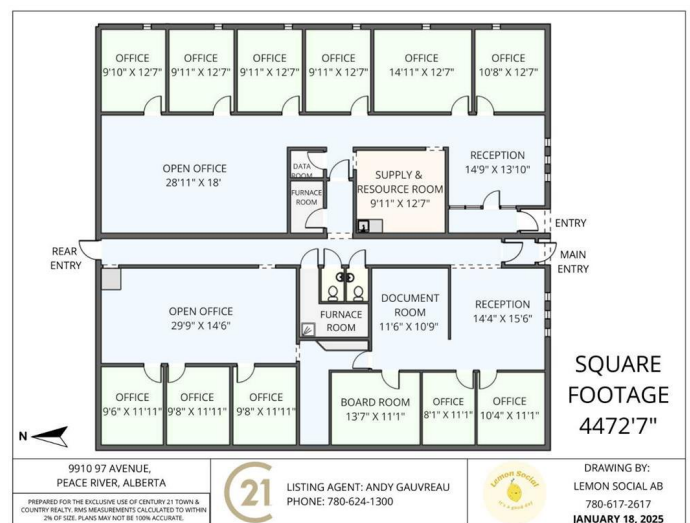
Downtown., Peace River, Alberta

4500 sq ft of office space now available divided between two potentially separate units - building is essentially two separate areas with a common hallway and bathrooms. You can have 2 - 2250 sq ft offices - you can rent one and use the other - Its zoned Mixed Commercial Residential so with a little bit of work and permits you could have two rental units as each side is separately metered. The west side has 3 offices, 3 meeting rooms, a lunch room, reception area and a common working area. The east side has 6 offices, a storage/copy room, potential reception area and a small common working area. Great parking in the back of the property with alley access on two sides, outside plug ins for the winter time and its a great location for general access to the downtown area - realistically this property has the potential to be office, retail, maybe even residential. Great value with a multitude of options - dont wait... call today!!!

Built in 1980

## Essential Information

MLS® #	A2187389
Price	\$459,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Office



Status	Active
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## Community Information

Address	9910 97 Avenue
Subdivision	Downtown.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1S5

## Interior

Heating	Natural Gas
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## Additional Information

Date Listed	January 13th, 2025
Days on Market	199
Zoning	Mixed Commercial

## Listing Details

Listing Office	Century 21 Town and Country Realty
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