

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

MLS® #A2187389

**\$459,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

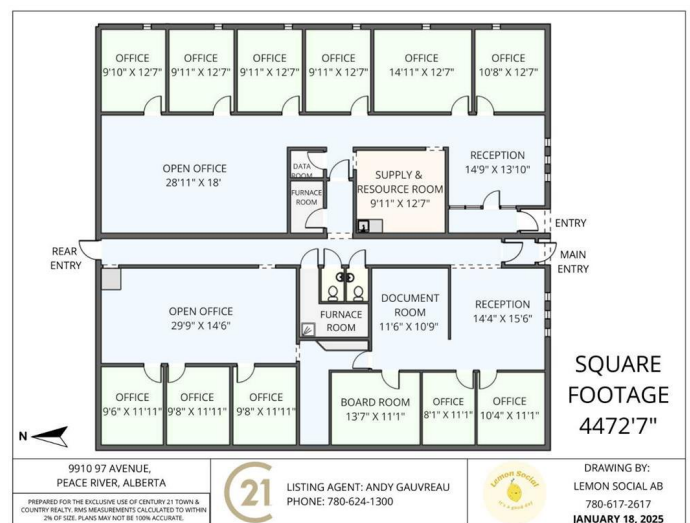
Downtown., Peace River, Alberta

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
--------	--------

## 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
---------	-------------

## Additional Information

Date Listed	January 13th, 2025
Days on Market	182
Zoning	Mixed Commercial

## 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.