

\$1,600,000 - 650 Sunrise Rd, Rural Northern Sunrise County

MLS® #A1237181

\$1,600,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.74 Acres

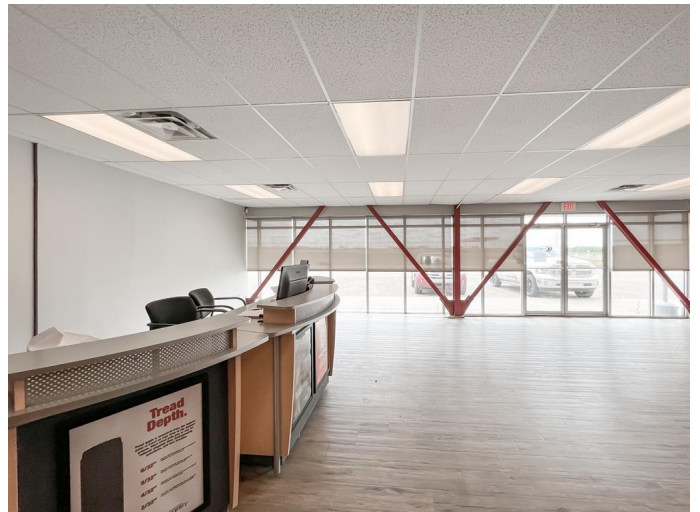
Northern Sunrise County, Rural Northern
Sunrise County, Alberta

Industrial 7 Bay Shop for sale, located just outside Peace River! Excellent location for your business!! Access to Highway #2 on the Southwest side & Secondary Highway #688 on the Southeast side. 11,300 sq. ft. building (9,600 square feet on the main floor & 1,700 sq. ft. on the second floor) steel framed structure with open storage mezzanine in the shop areas. Features two driveway accesses, 20-foot ceilings, 225 amp electricity, 3 offices, 2 washrooms, lunch room & a conference room. Forced air gas furnace & radiant gas heaters in the shop! Overhead doors: (5) 14' X 12' (2) 18' X 14' with a 120' long drive through bay. The building sits on a 2.74-acre lot, tons of outdoor storage in the fenced cold storage compound that features power. The property has natural gas, hydro, telephone, Cablevision, Coop water/sewer main lines. Perfect location to set up your business! Book your showing today!

Built in 2015

Essential Information

| | |
|-----------|-------------|
| MLS® # | A1237181 |
| Price | \$1,600,000 |
| Bathrooms | 0.00 |
| Acres | 2.74 |



| | |
|------------|------------|
| Year Built | 2015 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 650 Sunrise Rd |
| Subdivision | Northern Sunrise County |
| City | Rural Northern Sunrise County |
| County | Northern Sunrise County |
| Province | Alberta |
| Postal Code | T8S 1S2 |

Amenities

| | |
|----------------|--|
| Utilities | Cable Available, Cable Internet Access |
| Parking Spaces | 30 |

Interior

| | |
|---------|----------------------------------|
| Heating | Forced Air, Natural Gas, Radiant |
|---------|----------------------------------|

Exterior

| | |
|--------------|-------------|
| Construction | Metal Frame |
|--------------|-------------|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 15th, 2022 |
| Days on Market | 973 |
| Zoning | CSG |

Listing Details

| | |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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