

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

MLS® #A2187389

**\$459,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

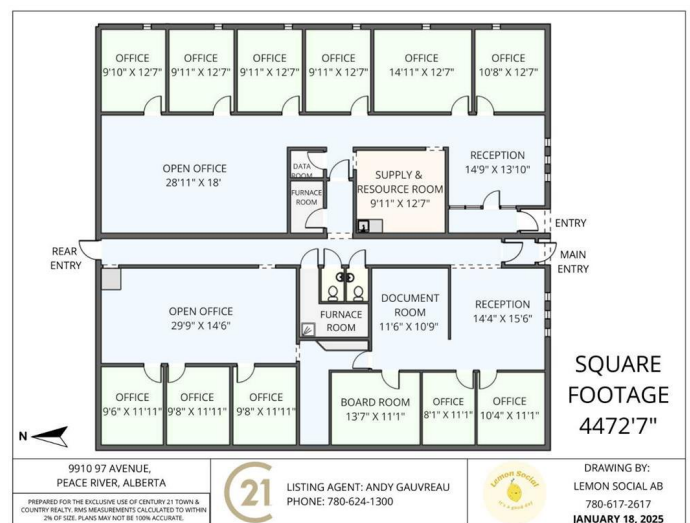
Downtown., Peace River, Alberta

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 172  
Zoning Mixed Commercial

### Listing Details

Listing Office Century 21 Town and Country Realty

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