

# \$399,900 - 9626 94 Avenue, Peace River

MLS® #A2174940

**\$399,900**

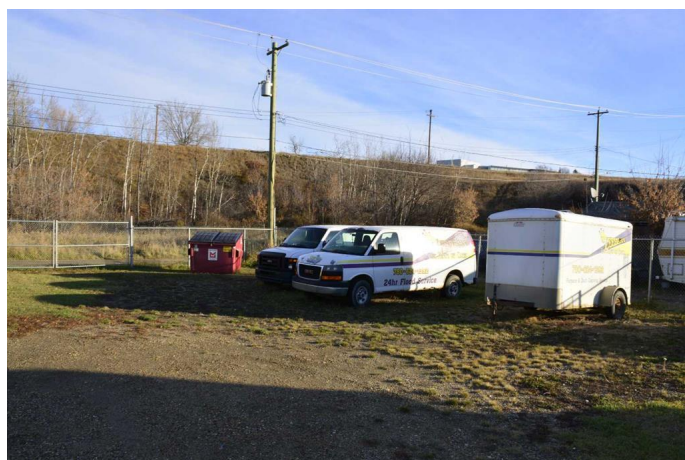
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown., Peace River, Alberta

Perfect building and location for your new or old enterprise!!1 At 2500 sq ft with many improvements done this is the best opportunity in the Town of Peace River today if you are looking for that new look building or are in the process up setting up your own. The building has a kitchen/staff area, large office and a 2 piece bathroom as a starter - then you add in the new furnace and hot water tank, fully fenced yard, attached cold storage shed and loads of open space that can accommodate many different uses. The current use is a carpet cleaning/furnace and duct cleaning/flood restoration company and as a bonus the entire inventory of equipment will also be for sale and the vendor will negotiate the price to include with the building. Are you already in this industry and potentially looking to set up another site or thinking of moving to potentially a very successful career in this industry? You can start out the door with clients and equipment immediately!!1 There are multiple air movers, dehumidifiers, carpet cleaning vans and a host of misc equipment and for the right person and price this is all available - there are multiple options to pursue with this property. Opportunities like this only come up once in awhile - don't miss out - the sign is up!! Call today!!

Built in 1981

## Essential Information



MLS® #	A2174940
Price	\$399,900
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	9626 94 Avenue
Subdivision	Downtown.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S1S4

### Interior

Heating	High Efficiency, Forced Air, Natural Gas
---------	--

### Exterior

Roof	Tar/Gravel
------	------------

### Additional Information

Date Listed	October 21st, 2024
Days on Market	204
Zoning	Mixed Commercial

### Listing Details

Listing Office	Century 21 Town and Country 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.