

# \$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

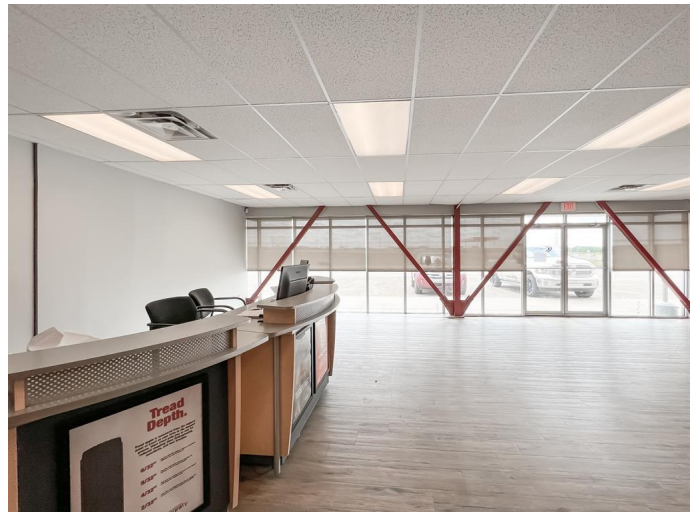
Northern Sunrise County, Rural Northern  
Sunrise County, Alberta

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
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### **Exterior**

Construction	Metal Frame
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### **Additional Information**

Date Listed	July 15th, 2022
Days on Market	1001
Zoning	CSG

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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