

# \$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

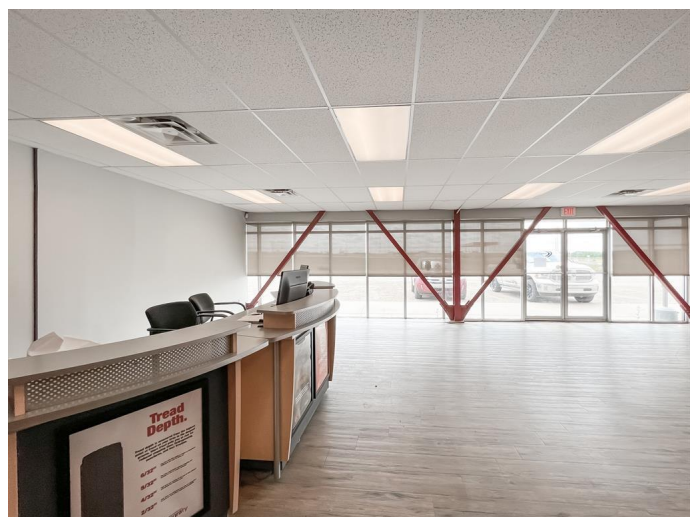
Northern Sunrise County, Rural Northern  
Sunrise County, Alberta

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 | 1009            |
| Zoning         | CSG             |

### Listing Details

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

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