

# \$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

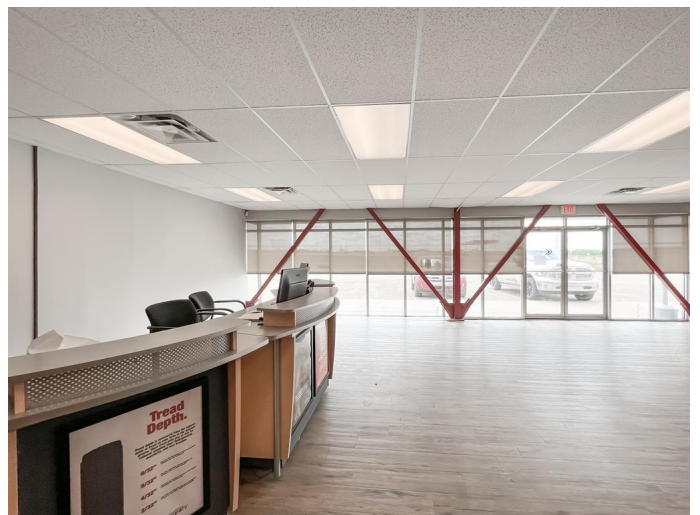
Northern Sunrise County, Rural Northern  
Sunrise County, Alberta

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	1084
Zoning	CSG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.