

INDUSTRIAL SHOP FOR SALE



650 SUNRISE ROAD, NORTHERN SUNRISE COUNTY



BUILT IN 2015 • 11,300 SQFT • 7 BAY SHOP

PROPERTY HIGHLIGHTS

LOCATED JUST OUTSIDE PEACE RIVER

3 OFFICES, LUNCH ROOM & A CONFERENCE ROOM

COOP WATER

STRUCTURE: STEEL FRAMED

BUILT UP ROOF

FLOORS: CONCRETE SLAB

INTERIOR WALLS: CONCRETE BLOCK & DRYWALL

CEILING: 20' CEILINGS, OPEN STEEL TRUSSES,

GYPROC & T-BAR

ELECTRICAL: 225 AMPS

PLUMBING: 2 WASHROOMS

HEATING: FORCED AIR GAS FURNACE & RADIANT

GAS HEATERS (SHOP)

OVERHEAD DOORS: (5) 14' X 12' (2) 18' X 14'

120' LONG DRIVE THROUGH BAY

PRICE TO LEASE

\$11,000.00
BASE+TRIPLE
NET+GST

PRICE TO PURCHASE

\$1,800,000.00
+GST

- QUICK ACCESS TO BOTH HIGHWAYS HWY#2 & HWY #688
- 2.74-ACRE LOT, LOTS OF OUTDOOR STORAGE
- FENCED COLD STORAGE COMPOUND W/POWER
- OPEN STORAGE MEZZANINE IN SHOP AREAS
- 2 DRIVEWAY ACCESSES

WALKER COTE

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