



GRASSROOTS
REALTY GROUP

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10022 99 Street
Peace River, Alberta

MLS # A2275113



\$290,000

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,480 sq.ft.

Zoning: Commercial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

Great building to start the ownership process with!! 2 separate units in the same building - one is currently set up as a hair salon and the other is a fully furnished 2-3 office space. Both utilize the available space to fit each type of use to the unique space that each accommodate. Both units are between 1200-1300 sq ft so easy for any business to fit the appropriate use. The hair salon portion has large reception/waiting area, equally large work area with some workstations. large storage and laundry area plus a 2 piece bathroom.. The office side has 2 large offices with a third area that could be office/storage or small meeting area. The reception has a moderate workstation with a waiting area that has seating for 5-6 people. There is a storage area, coffee room and a 2 piece bathroom. Great value and with two separate units if you have a vacancy you will still have an income producing unit, Both these units are available for rent as well