

# \$1,500,000 - 8610 87 Avenue, Peace River

MLS® #A2197781

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Industrial Area, Peace River, Alberta

Large industrial property located in Peace River AB on 10.78 acres with 2 buildings. The main building has the offices, reception, warehouses and bays while the second building has wash bay, parts, work bays and offices. There are approximately 19 offices, 2 large boardroom, 7 office cubicles and a front reception area - including the second floor area there is a total of ~ 11,000 sq ft of space that includes 4 bathrooms and a large change room. There is also attached with the main building a parts room of ~5100 sq ft and a warehouse loading/storage area ~2800 sq ft. The work bays attached to the main building offer over 9000 sq ft with 2 drive through bays 128 feet long with 4 - 16 X 16 OHD, a ceiling height of 26 feet and a clearance height of 18 feet to the bottom of the cranes, 2 - 6 Ton cranes and 2 - 4.4 Ton cranes and a wash bay 24 X 40. There are multiple bathrooms, eyewash stations, change rooms and storage room throughout as well. The second building is approx 14,000 sq ft with 2 drive through bays 90 feet in length and have 4 - 22 X 20 OHD, a ceiling height of 33 feet and a clearance height of 25 feet to the bottom of the cranes, a 15 Ton crane and a 10 Ton crane plus assorted storage, rooms, office areas, bathrooms etc. There is also a 90 X 24 wash bay, a 40 X 90 work area with 3 - 1/2 Ton cranes and 1 - 5 Ton crane. The yard is fenced and has security gate at each end, a loading ramp, 70+ electrified parking stall and 10-12 customer parking stalls. This is a perfect



property for a company with large equipment,  
heavy duty mechanics or heavy equipment  
sales, rentals and repairs.

Built in 1960

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2197781    |
| Price      | \$1,500,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1960        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 8610 87 Avenue         |
| Subdivision | Industrial Area        |
| City        | Peace River            |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T8S1S2                 |

**Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

**Exterior**

|            |                            |
|------------|----------------------------|
| Roof       | Flat Torch Membrane, Metal |
| Foundation | Slab                       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 216                 |
| Zoning         | Industrial          |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Town and Country Realty |
|----------------|------------------------------------|

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