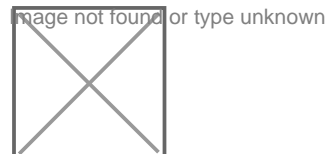


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 100 6 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Slave Lake, Alberta



**Listing ID:**  
27315

**MLS ID:**  
A2187611

**\$3,200,000**



 **MICHELLE PLACH**  
 (780) 965-4662

 Honestdoor Inc.  
 780-965-4662

 100 6 Avenue SW, Slave Lake , Alberta T0G 2A4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 167	<b>Zoning</b> c1
<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1991
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 9121026	<b>Building Area (Sq. Ft.)</b> 2720.00	<b>Building Area (Sq. M.)</b> 252.69
<b>Inclusions</b> Contact Seller Directly	<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister

e exclusive opportunity to acquire a 100% freehold interest in Slave Lake 7-Eleven (the "Property"), located at 100 - 6 Avenue SW, Slave Lake, Alberta. Slave Lake 7-Eleven gas station and convenience store consists of 2,720 square feet of leasable area on a 0.46-acre lot. 7-Eleven has occupied the site as a single tenant for with full corporate guarantee by the parent company. An incoming investor benefits from exceptional income stability contractual rental increases. The lease structure is Absolute NNN and tenant is responsible for property taxes, insurance, roof, and structure. The tenant holds three additional five-year options to renew with 10% preset increases to base rent. Situated on a prominent corner lot, the Property is well-positioned along Main Street, the primary retail corridor in Slave Lake. With access from both Main Street and 6 Avenue, Slave Lake 7-Eleven benefits from 9,160 vehicles passing by daily (2024). Main Street Slave Lake attracts locals, employees, tourists, and residents of the surrounding Municipal District of Lesser Slave River for shopping and daily service needs.

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