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10016 103 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lac La Biche, Alberta


Listing ID:
28872


MLS ID:
A2175243

\$957,500



 **CHARLYN MOORE**
 (780) 404-9522

 **RE/MAX LA BICHE REALTY**
 780-623-2514

 10016 103 Avenue , Lac La Biche , Alberta T0A 2C0

Transaction Type

For Sale

Days On Market

245

Zoning

High density residential

Subdivision

Lac La Biche

Building Type

Low Rise (2-4 stories)

Year Built

1969

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

4313BF

Building Area (Sq. Ft.)

7480.00

Building Area (Sq. M.)

694.91

Roof

Asphalt Shingle

Heating

Boiler

Inclusions

Each residential unit offers Fridge & Stove, 1 shared washer & dryer. Boiler new 2020, Hot Water tank 2022

Restrictions

None Known

Reports

None

Attention investors! Commercial space and 5 suite rental complex located in downtown Lac La Biche within walking distance to restaurants, shopping, post office and medical centers. This well built and well maintained revenue property offers 1600+sqft main floor commercial space offering 5 offices, bathroom, kitchen and plenty of storage. Main level also offers 2 1-bedroom rental suites and a shared laundry room. The second floor offers 3 suites, two 2-bedroom and one 3-bedroom rental apartments. Recent renovations include a new boiler (4yrs), vinyl plank flooring & paint (3yrs), hot water tank (2 yrs), windows (6 yrs), shingles (10yrs). Back yard is fully fenced with a stone patio, lawn and access to a west facing deck with access to the 3 bedroom caretakers suite. The large lot is landscaped with mature trees, a full 85' paved parking lot and a 32x40 heated shop which is steel clad inside and out with a concrete floor, sump, power, natural gas and storage area. Potential revenue over \$100,000 per year makes this an excellent revenue property. All suites have been well maintained, and to protect tenant privacy no photos have been taken. Call today for additional information or to schedule a viewing.

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