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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



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

**Transaction Type** 

**Days On Market** 

High density residential

For Sale Subdivision

Lac La Biche

**Building Type** 

370

Year Built

1969

Zonina

Low Rise (2-4 stories)

Structure Type

**Property Type** Commercial

**Property Sub Type** 

Mixed Use

Legal Plan 4313BF

Mixed Use

Building Area (Sq. Ft.)

Building Area (Sq. M.)

7480.00

694.91

Inclusions

Roof

Heating Boiler

Each residential unit offers Fridge & Stove, 1 shared washer & dryer. Boiler

new 2020, Hot Water tank 2022

Restrictions

Asphalt Shingle

Reports

None Known 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 amd 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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