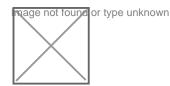


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10016 103 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLac La Biche, Alberta

Listing ID: 28872

MLS ID: A2175243

\$957,500



- **△** CHARLYN MOORE
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10016 103 Avenue , Lac La Biche , Alberta $\,$ T0A 2C0 $\,$

Transaction Type

For Sale

Days On Market

245

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High density residential

Subdivision

Lac La Biche

Building Type

Property Type

Low Rise (2-4 stories)

Year Built 1969

Structure Type

Mixed Use

Property Sub Type

Commercial

Mixed Use

Legal Plan 4313BF

Building Area (Sq. Ft.)

Building Area (Sq. M.)

7480.00

694.91

Inclusions

Roof

Heating Asphalt Shingle Boiler

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 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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