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## 240 & 244 & 300 & 325 BALSAM ROAD NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Slave Lake, Alberta



**Listing ID:**  
30611


**MLS ID:**  
A2220688

**\$3,998,000**



 **JIM SPARKS**  
 (780) 849-7593

 CENTURY 21 NORTHERN REALTY  
 780-849-2229

 240 & 244 & 300 & 325 Balsam Road NE, Slave Lake , Alberta T0G 2A2

**Transaction Type**

For Sale

**Days On Market**

65

**Zoning**

M2 / M4

**Subdivision**

NONE

**Building Type**

Free-Standing,Mixed Use

**Year Built**

1993

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

1120701

**Building Area (Sq. Ft.)**

14137.79

**Building Area (Sq. M.)**

1313.43

**Lot Size (Sq. Ft.)**

287931

**Lot Size (Acres)**

6.61

**Construction Type**

Concrete,Metal Frame,Metal Siding

**Heating**

Natural Gas

**Lot Features**

Level

**Inclusions**

NA

**Restrictions**

None Known

**Reports**

Environmental Phase 1,Rent Roll

6.6 Acres of prime industrial land with several shops including the main shop measuring 100 ft wide by 130 deep with seven 16 foot doors. Additional shops include an 80x120 transfer station, a 40 x 60 shop with three 14 ft doors, a small garage, and a 40 x 80 shop with three 14 foot doors. Included in the 6.5 acres is a vacant 1.05 acre lot currently used as storage. The opportunity is grand as it is, now factor in the long term national tenant who currently is on an open lease. Great reception and office area to top it off, opportunity is knocking now.

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