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5230 44 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Spirit River, Alberta



Listing ID:
31532


MLS ID:
A2244011

\$1,100,000



 **DANIEL CRAM**
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 5230 44 Avenue , Spirit River , Alberta T0H 3G0

Transaction Type For Sale	Days On Market 3	Zoning R4
Subdivision NONE	Building Type Institutional,Rooming House,See Remarks	Year Built 1960
Structure Type Other	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 6498KS	Building Area (Sq. Ft.) 22177.00	Building Area (Sq. M.) 2060.29
Lot Size (Sq. Ft.) 101059	Lot Size (Acres) 2.32	Construction Type Concrete,Wood Frame
Roof Other	Foundation Poured Concrete	Heating Boiler
Commercial Amenities Cooler(s),Emergency Lighting,Freezer(s),Kitchen,Laundry Facility,Lunchroom,Parking-Extra,Paved Yard,Social Rooms,Yard Lights		
Restrictions None Known	Access to Property Public	Inclusions AS IS WHERE IS
	Reports Floor Plans,Information Package	

42 Suite Pleasant View Lodge in Spirit River, Alberta, offers a rare opportunity for investors and assisted living operators to acquire a well maintained institutional-quality assisted living facility. Situated on 2.32 acres and zoned R4 High Density Residential, the property features a 22,177 sq. ft. building that has been upgraded with newer boilers (2015), hot water tanks (2022 & 2023), double-glazed vinyl windows, and a modern torch-on roof, now vacant and ready for the next opportunity. Each suite includes a private bathroom, and the facility is fully equipped with a commercial kitchen, industrial fridges/freezers, pantry space, large common areas, assisted bathing rooms, commercial laundry, office space, a dedicated hair salon, and a 26'x40' maintenance shop. With over 20 parking stalls and a quiet setting surrounded by trees, greenspace, and parkland, the property provides both functionality and comfort for residents. Located just 50 minutes from Grande Prairie in the rural community of Spirit River and steps from key amenities such as the Central Peace Health Centre, Maclean Arena, curling rink, and library, the town also offers a grocery store, hardware store, pharmacies, banks, restaurants, and many other local businesses—positioning this property to provide multiple possibilities for income or care-related operations. Please click on the video, multimedia or 3D link to take the 3D virtual Tour and ask for the brochure!

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