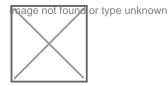


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5230 44 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationSpirit River, Alberta

Listing ID: 31532

MLS ID: A2244011

\$1,100,000



△ DANIEL CRAM

(780) 814-9482

Sutton Group Grande Prairie Professionals

2 780-532-7701

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**

Building Area (Sq. M.)

Multi Family

Legal Plan

6498KS

Building Area (Sq. Ft.)

2060.29

Lot Size (Sq. Ft.)

101059

Lot Size (Acres)

2.32

22177.00

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

Access to Property

Public

Inclusions
AS IS WHERE IS

Restrictions

Reports

None Known

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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