

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





**Location**  
Spirit River, Alberta



**Listing ID:**  
33106


**MLS ID:**  
A2273553

**\$999,900**



 **DANIEL CRAM**  
 (780) 814-9482

 Sutton Group Grande Prairie Professionals  
 780-532-7701

 5230 44 Avenue , Spirit River , Alberta T0H 3G0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 126	<b>Zoning</b> R4
<b>Subdivision</b> NONE	<b>Building Type</b> Institutional,Rooming House,See Remarks	<b>Year Built</b> 1960
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family
<b>Legal Plan</b> 6498KS	<b>Building Area (Sq. Ft.)</b> 22177.00	<b>Building Area (Sq. M.)</b> 2060.29
<b>Lot Size (Sq. Ft.)</b> 101059	<b>Lot Size (Acres)</b> 2.32	<b>Construction Type</b> Concrete,Wood Frame
<b>Roof</b> Other	<b>Foundation</b> Poured Concrete	<b>Heating</b> Boiler
<b>Commercial Amenities</b> Cooler(s),Emergency Lighting,Freezer(s),Kitchen,Laundry Facility,Lunchroom,Parking-Extra,Paved Yard,Social Rooms,Yard Lights	<b>Access to Property</b> Public	<b>Inclusions</b> tbd
<b>Restrictions</b> None Known	<b>Reports</b> Appraisal,Building Plans,Floor Plans,RPR	

Pleasant View Lodge in Spirit River, Alberta, presents an exceptional opportunity for investors and assisted-living operators to acquire a well-maintained, institutional-quality 42-suite care facility situated on 2.32 acres of R4 High Density Residential land. This 22,177 sq. ft. building has been consistently upgraded, including newer boilers (2015), hot water tanks (2022/2023), modern double-glazed vinyl windows, and a torch-on roof completed in 2018. Now vacant and ready for redevelopment or immediate occupancy, the property features private bathrooms in every suite—26 with full showers or tubs—plus two staff washrooms, two assisted bathing rooms, a commercial kitchen with industrial equipment, extensive common areas, commercial laundry, office space, a dedicated hair salon, and a 26'x40' maintenance shop. With ample parking, mature trees, and a peaceful setting near parks and services, and located just 50 minutes from Grande Prairie with direct access to essential amenities, this property offers exceptional potential for seniors housing, specialized care, workforce accommodation, or multi-suite residential conversion.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.