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

Transaction Type For Sale	Days On Market 2	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 tbd
		Reports 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.

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