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204 4 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Slave Lake, Alberta



Listing ID:
33357


MLS ID:
A2276052

\$519,900



 **CHAD BABIY**
 (780) 805-2045

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 204 4 Avenue NW, Slave Lake , Alberta T0G 2A1

Well-located downtown commercial building offering excellent flexibility for investors or owner-users. This 2,930 sq/ft building is situated on a 6,100 sq/ft C1-zoned lot with ample parking at both the front and rear, surrounded by shops, banks, schools, and key services. Constructed with concrete grade beams and slab, wood-frame structure, concrete block with vinyl clad exterior, and a tar and gravel roof, the property features 200-amp electrical service, high-efficiency gas furnaces replaced in 2018, two A/C units (one replaced in 2021), and several recent interior renovations including flooring and paint. The building is currently configured as three separate units with a layout that allows easy conversion to two units, four units, or a single large space. One unit offers two offices and a reception area, another includes four offices and a staff room and could easily be divided into two separate units, and finally one unit is currently operated as a hair salon with a staff room and a private office. Two units are leased to a single tenant with a common hallway providing access to two renovated washrooms and the mechanical room, while the other is occupied by the seller, who is open to negotiating a lease with a new owner. An excellent opportunity to acquire a flexible, income-producing commercial property in Slave Lake's core commercial area with established tenants, plenty of nice renovations and strong future upside.

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