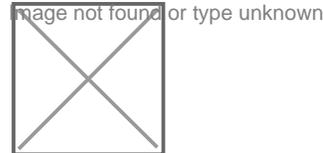


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

 Real Broker
 780-805-2233

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

Transaction Type For Sale	Title Fee Simple	Days On Market 126
Zoning C1	Subdivision NONE	Year Built 1985
Structure Type Multi Unit	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 1794ET	Building Area (Sq. Ft.) 2928.62	Building Area (Sq. M.) 272.08
Construction Type Wood Frame	Roof Tar/Gravel	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air,Natural Gas	Inclusions N/A
Restrictions Easement Registered On Title	Reports Floor Plans,Title	

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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