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10117 102 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lac La Biche, Alberta

Listing ID:
33825

MLS ID:
A2283057

\$1,399,900



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10117 102, Lac La Biche, Alberta T0A 2C0

Transaction Type	Zoning	Subdivision
For Sale	C1	Lac La Biche
Building Type	Year Built	Structure Type
Low Rise (2-4 stories)	2017	Multi Unit
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	4313BF
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
9000.00	836.12	n/a
Restrictions	Reports	
None Known	None	

Introducing a remarkable opportunity to invest in a modern 3-story building constructed in 2017, ideally located on 102 Avenue, just one block off Main Street in the charming town of Lac La Biche. This property has been meticulously designed to embody success, providing endless possibilities for investors. 8.5 Cap The thriving community surrounding this prime location offers the perfect backdrop for your entrepreneurial ambitions. The ground floor features three rental bays, creating diversified income streams that enhance your investment's value. On the second floor, you'll find an impressive pool hall with a bar, accommodating up to 134 guests. This space includes a commercially approved kitchen and a corner stage, making it an ideal venue for hosting live bands and events. Additionally, the outdoor patio offers stunning views of the lake, providing a picturesque setting for patrons to enjoy. The third floor boasts luxurious living accommodations, highlighted by a penthouse-style apartment featuring one bedroom, one bath, and a private rooftop deck with a gazebo overlooking the lake. This exquisite space is perfect for owner-occupancy or can serve as additional rental income. This property represents a unique blend of business potential and lifestyle luxury, catering to both experienced entrepreneurs and those looking to embark on a new investment venture. Don't miss out on this exceptional opportunity to secure a stake in a flourishing market.

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