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## BARBER/BEAUTY, CONSTRUCTION/CONTRACTOR, FINANCIAL, PROFESSIONAL/OFFICE, REAL ESTATE, RECREATION FOR SALE



Businesses and Franchises for Sale > Business for Sale



**Location**  
Lac La Biche, Alberta

**Listing ID:**  
33900


**MLS ID:**  
A2284175

**\$1,150,000**



 **KORRY ULLRICH**  
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 10140 101 Avenue , Lac La Biche , Alberta T0A 2C0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 70
<b>Business Type</b> Barber/Beauty,Construction/Contractor,Financial ,Professional/Office,Real Estate,Recreation	<b>Zoning</b> Commercial	<b>Subdivision</b> Lac La Biche
<b>Year Built</b> 1960	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 4313BF	<b>Building Area (Sq. Ft.)</b> 11920.00
<b>Building Area (Sq. M.)</b> 1107.40	<b>Lot Size (Sq. Ft.)</b> 9000	<b>Lot Size (Acres)</b> 0.21
<b>Construction Type</b> Concrete	<b>Roof</b> Rubber	<b>Foundation</b> Poured Concrete
<b>Heating</b> Boiler	<b>Access to Property</b> Front and Rear Drive access,Other,On Major Traffic Route,Paved Lane,Paved Road	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Location!! Location!! Main Street Office Building for Sale. Located in the heart of downtown Lac La Biche, which is prime location for any tenant. This is the largest well maintained retail/office building located on 3 lots in town. Currently 12 rental spaces are available with most occupied by long term tenants. This building has been extensively renovated with new windows, new front facelift, roof tar and gravel, new rooftop central heat, HVAC units as well as many other improvements.

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