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## 108 4 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Slave Lake, Alberta

**Listing ID:**  
34396

**MLS ID:**  
A2292371

**\$1,300,000**



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

 Real Broker  
 780-805-2233

 108 4 Avenue NE, Slave Lake , Alberta T0G 2A2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 63
<b>Zoning</b> CDC	<b>Subdivision</b> NONE	<b>Year Built</b> 1960
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 1421046	<b>Building Area (Sq. Ft.)</b> 1440.48	<b>Building Area (Sq. M.)</b> 133.82
<b>Inclusions</b> N/A	<b>Restrictions</b> Easement Registered On Title,Utility Right Of Way	<b>Reports</b> Floor Plans,Title

Prime downtown commercial opportunity situated on 1.98 acres in a highly visible location. The property features two buildings offering excellent flexibility for a variety of business or investment uses. Building 1 offers over 6,000 sq/ft across two levels (upper and lower), providing substantial space for operations, offices, or future development. Building 2 is 1,440 sq/ft and has undergone significant renovations including vinyl plank flooring, new windows, paint, new steel exterior and interior doors, and numerous mechanical upgrades. Improvements include a new furnace with humidifier, air conditioning, HRV system, water heater, and upgraded electrical panel and new wall plugs and switches. Bathrooms have been fully renovated with new fixtures and vanities, including one accessible washroom. The building also features an accessible ramp to the entrance, fire extinguishers, and illuminated exit signage. Previously used as a school so the space was upgraded with health, safety, and accessibility in mind. This property offers significant potential to utilize as is or expand with all of the available property.

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