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## 5230 44 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Spirit River, Alberta



**Listing ID:**  
34836


**MLS ID:**  
A2300850

**\$999,900**



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 Sutton Group Grande Prairie Professionals  
 780-532-7701

 5230 44 Avenue , Spirit River , Alberta T0H 3G0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 61	<b>Zoning</b> R4
<b>Subdivision</b> NONE	<b>Building Type</b> Institutional,Rooming House,See Remarks	<b>Year Built</b> 1960
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family
<b>Legal Plan</b> 6498KS	<b>Building Area (Sq. Ft.)</b> 22177.00	<b>Building Area (Sq. M.)</b> 2060.29
<b>Lot Size (Sq. Ft.)</b> 101059	<b>Lot Size (Acres)</b> 2.32	<b>Construction Type</b> Concrete,Wood Frame
<b>Roof</b> Other	<b>Foundation</b> Poured Concrete	<b>Heating</b> Boiler
<b>Commercial Amenities</b> Cooler(s),Emergency Lighting,Freezer(s),Kitchen,Laundry Facility,Lunchroom,Parking-Extra,Paved Yard,Social Rooms,Yard Lights	<b>Access to Property</b> Public	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> Appraisal,Building Plans,Floor Plans,RPR	

Pleasant View Lodge in Spirit River, Alberta presents a rare opportunity to acquire a well-maintained, institutional-quality 42-suite care facility situated on 2.32 acres of R4 High Density Residential land priced at only \$45/sqft!. Encompassing 22,177 sq. ft., the building has seen extensive upgrades including boilers (2015), hot water tanks (2022/2023), a torch-on roof (2018), and modern double-glazed vinyl windows, offering a solid, low-risk asset base. Now vacant and ready for immediate occupancy or repositioning, the property features private bathrooms in every suite (26 with full tubs or showers), along with a commercial kitchen, expansive common areas, assisted bathing rooms, staff facilities, office space, commercial laundry, a hair salon, and a 26' x 40' maintenance shop. With ample parking, mature landscaping, and a quiet setting near parks and services just 50 minutes from Grande Prairie, this flexible property is ideally suited for seniors housing, assisted living, specialized care, workforce accommodation, or multi-family conversion.

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