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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



 **DANIEL CRAM**
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 Sutton Group Grande Prairie Professionals
 780-532-7701

 5230 44 Avenue , Spirit River , Alberta T0H 3G0

Transaction Type For Sale	Days On Market 1	Zoning R4
Subdivision NONE	Building Type Institutional,Rooming House,See Remarks	Year Built 1960
Structure Type Other	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 6498KS	Building Area (Sq. Ft.) 22177.00	Building Area (Sq. M.) 2060.29
Lot Size (Sq. Ft.) 101059	Lot Size (Acres) 2.32	Construction Type Concrete,Wood Frame
Roof Other	Foundation Poured Concrete	Heating Boiler
Commercial Amenities Cooler(s),Emergency Lighting,Freezer(s),Kitchen,Laundry Facility,Lunchroom,Parking-Extra,Paved Yard,Social Rooms,Yard Lights	Access to Property Public	Inclusions None
Restrictions None Known	Reports 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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