

204 4 Avenue NW  
Slave Lake, Alberta

MLS # A2276052

**\$519,900**



**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

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**Size:** 2,929 sq.ft.

**Zoning:** C1

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Tar/Gravel

**Utilities:** -

**Exterior:** Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Well-located downtown commercial building offering excellent flexibility for investors or owner-users. This 2,930 sq/ft building is situated on a 6,100 sq/ft C1-zoned lot with ample parking at both the front and rear, surrounded by shops, banks, schools, and key services. Constructed with concrete grade beams and slab, wood-frame structure, concrete block with vinyl clad exterior, and a tar and gravel roof, the property features 200-amp electrical service, high-efficiency gas furnaces replaced in 2018, two A/C units (one replaced in 2021), and several recent interior renovations including flooring and paint. The building is currently configured as three separate units with a layout that allows easy conversion to two units, four units, or a single large space. One unit offers two offices and a reception area, another includes four offices and a staff room and could easily be divided into two separate units, and finally one unit is currently operated as a hair salon with a staff room and a private office. Two units are leased to a single tenant with a common hallway providing access to two renovated washrooms and the mechanical room, while the other is occupied by the seller, who is open to negotiating a lease with a new owner. An excellent opportunity to acquire a flexible, income-producing commercial property in Slave Lake's core commercial area with established tenants, plenty of nice renovations and strong future upside.