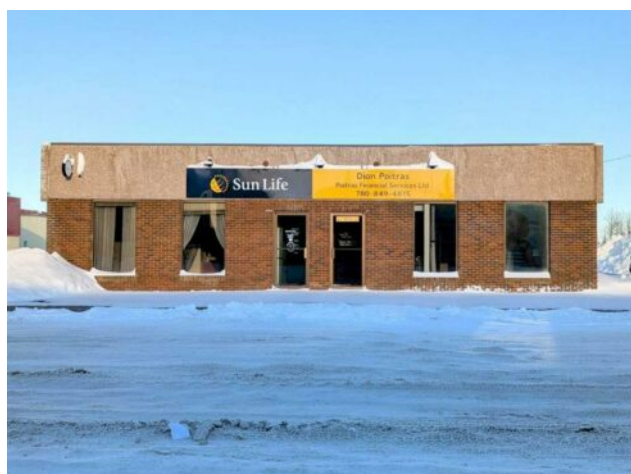


204 4 Avenue NW  
Slave Lake, Alberta

MLS # A2276052



## \$519,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,929 sq.ft.
Zoning:	C1

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Tar/Gravel
Exterior:	Wood Frame
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

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.