



**#101, 103, 201, 203, 109 Main Street NE  
Slave Lake, Alberta**

**MLS # A2188966**



**\$949,000**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,680 sq.ft.

**Zoning:** C1

**Heating:** High Efficiency, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** Stone, Stucco, Veneer

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Excellent opportunity to own a mixed-use commercial / residential building on a corner lot on Main Street with great visibility and exposure! Totally refinished over the years, well-maintained property offering two ground level commercial spaces and two second level residential apartments. Note: Three bedroom unit comes fully furnished. All typical services and utilities are available and connected to the building with separate water heaters and natural gas furnaces (two are new) serviced by one meter. One commercial front offers retail space, office space, kitchen and 2-PC Bath, and the second store front features retail space, storage space, walk-in cooler and 2-PC Bath. Direct access from the back of the building, upstairs there is a 3-Bedroom apartment and a 2-Bedroom Apartment, both units have a full bathroom. Lots of parking in the lot or on the street front. Accommodate your personal and professional life with this C1 zoned property. Security system updated in 2022.