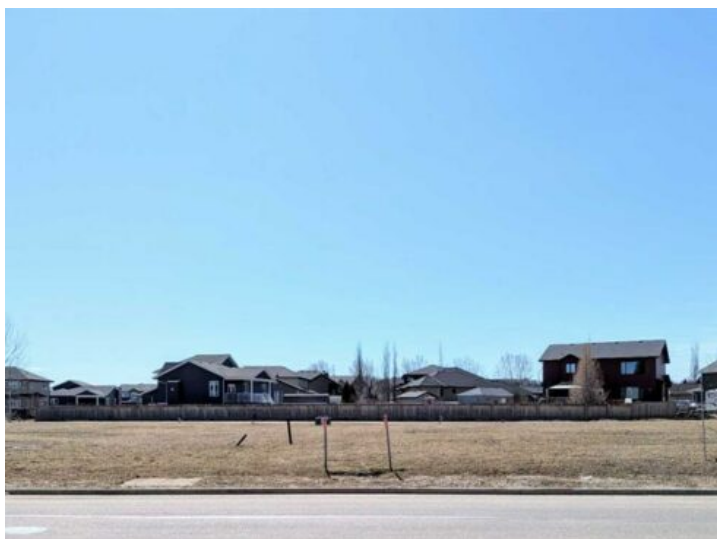


**701 6 Avenue SE
Slave Lake, Alberta**

MLS # A2211907



\$520,000

Division: NONE

Lot Size: 1.15 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: R3A

Water: -

Sewer: -

Utilities: -

Prime multi-family development opportunity in the heart of Slave Lake! 701 6 Avenue SE is a 1.15-acre vacant commercial lot zoned R3A, allowing for high-density residential development and capable of accommodating an apartment building or condominium project. This centrally located property offers excellent potential for developers or investors looking to capitalize on the region's steady housing demand. Slave Lake is a vibrant northern Alberta community with a population of approximately 6,500 and serves as a service hub for the surrounding region of nearly 25,000 people. The local economy is anchored by the oil & gas and forestry industries, providing a solid foundation for long-term growth and investment stability. Residents enjoy a wide range of amenities including schools, grocery stores, restaurants, healthcare services, and the modern Multi-Rec Centre. Just minutes from stunning Lesser Slave Lake, the town also offers exceptional year-round outdoor recreation such as boating, fishing, hiking, and snowmobiling. This is a fantastic opportunity to develop in a well-supported, growing community that blends economic strength with a desirable lifestyle.