



**GRASSROOTS**  
REALTY GROUP

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**116 3 Avenue NE**  
**Slave Lake, Alberta**

**MLS # A2236812**



**\$369,900**

**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,700 sq.ft.

**Zoning:** C1

**Heating:** Overhead Heater(s)

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Tar/Gravel

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

This one-level office/retail property is an excellent opportunity for development and turning your business dreams into a reality. The 3700 Sqft raw space is a blank canvas, waiting for your vision and creativity to transform it into a unique and functional space. Great Down Town Location! Zoned C1, this location is Ideal for a variety of uses, including office space, retail stores, restaurants, or a boutique - the sky is the limit! The building is situated adjacent to a public parking lot, providing ample parking options for customers, and employees.