



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**201-205 2 Street NE**  
**Slave Lake, Alberta**

**MLS # A2271900**



**\$2,000,000**

**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** SLD Centre

**Bus. Name:** -

**Size:** 17,109 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Fridge, Dishwasher, water fountain

Here is a chance to own the Iconic "SLD Centre" in downtown Slave Lake! This Professional Multi Tenant building has a long term Anchor tenant upstairs, and many single office tenants on the main floor. Building is 90% occupied! 3 Public bathrooms with stalls on the 2nd floor, 2 on the main floor, and each floor has a kitchenette. Building has 4 furnaces up, 4 down and Rooftop ACs that service both floors and there is an elevator to the 2nd floor. Central key fob system will allow or restrict you access throughout. Check out this once in a lifetime opportunity!