



**204 4 Avenue NW**  
**Slave Lake, Alberta**

**MLS # A2276052**



**\$519,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Utilities:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

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.