



**GRASSROOTS**  
REALTY GROUP

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**10117 102**  
**Lac La Biche, Alberta**

**MLS # A2283057**



**\$1,399,900**

**Division:** Lac La Biche

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,000 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Introducing a remarkable opportunity to invest in a modern 3-story building constructed in 2017, ideally located on 102 Avenue, just one block off Main Street in the charming town of Lac La Biche. This property has been meticulously designed to embody success, providing endless possibilities for investors. 8.5 Cap The thriving community surrounding this prime location offers the perfect backdrop for your entrepreneurial ambitions. The ground floor features three rental bays, creating diversified income streams that enhance your investment's value. On the second floor, you'll find an impressive pool hall with a bar, accommodating up to 134 guests. This space includes a commercially approved kitchen and a corner stage, making it an ideal venue for hosting live bands and events. Additionally, the outdoor patio offers stunning views of the lake, providing a picturesque setting for patrons to enjoy. The third floor boasts luxurious living accommodations, highlighted by a penthouse-style apartment featuring one bedroom, one bath, and a private rooftop deck with a gazebo overlooking the lake. This exquisite space is perfect for owner-occupancy or can serve as additional rental income. This property represents a unique blend of business potential and lifestyle luxury, catering to both experienced entrepreneurs and those looking to embark on a new investment venture. Don't miss out on this exceptional opportunity to secure a stake in a flourishing market.