

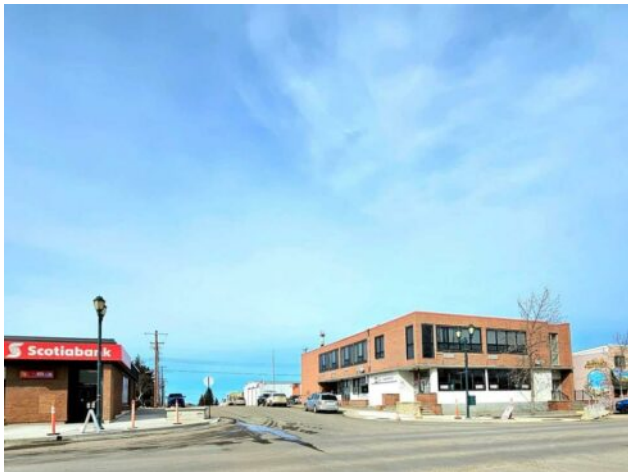


**GRASSROOTS**  
REALTY GROUP

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

10140 101 Avenue  
Lac La Biche, Alberta

MLS # A2284175



**\$1,150,000**

Division:	Lac La Biche
Type:	Retail
Bus. Type:	Barber/Beauty,Construction/Contractor,Financial ,Professional/Office,Real Es
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	11,920 sq.ft.
Zoning:	Commercial

Heating:	Boiler	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Rubber	Utilities:	Electricity, Natural Gas, Phone, Sewer
Exterior:	Concrete	Parking:	-
Water:	Public	Lot Size:	0.21 Acre
Sewer:	Sewer	Lot Feat:	-
Inclusions:	N/A		

Location!! Location!! Main Street Office Building for Sale. Located in the heart of downtown Lac La Biche, which is prime location for any tenant. This is the largest well maintained office building located on 3 lots. With views of Lac La Biche and the lake. The building is an instate cash flow with long term tenants. This building has been extensively renovated with new windows and a HVAC system, as well as many other improvements.