



GRASSROOTS
REALTY GROUP

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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 retail/office building located on 3 lots in town. Currently 12 rental spaces are available with most occupied by long term tenants. This building has been extensively renovated with new windows, new front facelift, roof tar and gravel, new rooftop central heat, HVAC units as well as many other improvements.