



**GRASSROOTS**  
REALTY GROUP

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**10016 103 Avenue  
Lac La Biche, Alberta**

**MLS # A2175243**



**\$957,500**

**Division:** Lac La Biche

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,480 sq.ft.

**Zoning:** High density residential

**Heating:** Boiler

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Each residential unit offers Fridge & Stove, 1 shared washer & dryer. Boiler new 2020, Hot Water tank 2022

Attention investors! Commercial space and 5 suite rental complex located in downtown Lac La Biche within walking distance to restaurants, shopping, post office and medical centers. This well built and well maintained revenue property offers 1600+sqft main floor commercial space offering 5 offices, bathroom, kitchen and plenty of storage. Main level also offers 2 1-bedroom rental suites and a shared laundry room. The second floor offers 3 suites, two 2-bedroom and one 3-bedroom rental apartments. Recent renovations include a new boiler (4yrs), vinyl plank flooring & paint (3yrs), hot water tank (2 yrs), windows (6 yrs), shingles (10yrs). Back yard is fully fenced with a stone patio, lawn and access to a west facing deck with access to the 3 bedroom caretakers suite. The large lot is landscaped with mature trees, a full 85'x40' paved parking lot and a 32x40 heated shop which is steel clad inside and out with a concrete floor, sump, power, natural gas and storage area. Potential revenue over \$100,000 per year makes this an excellent revenue property. All suites have been well maintained, and to protect tenant privacy no photos have been taken. Call today for additional information or to schedule a viewing.