



GRASSROOTS
REALTY GROUP

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**100 6 Avenue SW
Slave Lake, Alberta**

MLS # A2187611



\$3,200,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,720 sq.ft.

Zoning: c1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Contact Seller Directly

e exclusive opportunity to acquire a 100% freehold interest in Slave Lake 7-Eleven (the "Property"), located at 100 - 6 Avenue SW, Slave Lake, Alberta. Slave Lake 7-Eleven gas station and convenience store consists of 2,720 square feet of leasable area on a 0.46-acre lot. 7-Eleven has occupied the site as a single tenant for with full corporate guarantee by the parent company. An incoming investor benefits from exceptional income stability contractual rental increases. The lease structure is Absolute NNN and tenant is responsible for property taxes, insurance, roof, and structure. The tenant holds three additional five-year options to renew with 10% preset increases to base rent. Situated on a prominent corner lot, the Property is well-positioned along Main Street, the primary retail corridor in Slave Lake. With access from both Main Street and 6 Avenue, Slave Lake 7-Eleven benefits from 9,160 vehicles passing by daily (2024). Main Street Slave Lake attracts locals, employees, tourists, and residents of the surrounding Municipal District of Lesser Slave River for shopping and daily service needs.