# \$957,500 - 10016 103 Avenue, Lac La Biche

MLS® #A2175243

### \$957,500

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Lac La Biche, Lac La Biche, Alberta

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' paved parking lot amd 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.





Built in 1969

### **Essential Information**

MLS® # A2175243

Price \$957,500

Bathrooms 0.00 Acres 0.00

Year Built

Type Commercial

Sub-Type Mixed Use

Status Active

## **Community Information**

Address 10016 103 Avenue

1969

Subdivision Lac La Biche
City Lac La Biche

County Lac La Biche County

Province Alberta
Postal Code T0A 2C0

Interior

Heating Boiler

**Exterior** 

Roof Asphalt Shingle

#### **Additional Information**

Date Listed October 25th, 2024

Days on Market 366

Zoning High density residential

### **Listing Details**

Listing Office RE/MAX LA BICHE REALTY

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