

# \$949,000 - #101, 103, 201, 203, 109 Main Street Ne, Slave Lake

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MLS® #A2188966

**\$949,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Slave Lake, Alberta

Excellent opportunity to own a mixed-use commercial / residential building on a corner lot on Main Street with great visibility and exposure! Totally refinished over the years, well-maintained property offering two ground level commercial spaces and two second level residential apartments. Note: Three bedroom unit comes fully furnished. All typical services and utilities are available and connected to the building with separate water heaters and natural gas furnaces (two are new) serviced by one meter. One commercial front offers retail space, office space, kitchen and 2-PC Bath, and the second store front features retail space, storage space, walk-in cooler and 2-PC Bath. Direct access from the back of the building, upstairs there is a 3-Bedroom apartment and a 2-Bedroom Apartment, both units have a full bathroom. Lots of parking in the lot or on the street front. Accommodate your personal and professional life with this C1 zoned property. Security system updated in 2022.

Built in 1965

## Essential Information

MLS® #	A2188966
Price	\$949,000
Bathrooms	0.00
Acres	0.00



Year Built	1965
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	#101, 103, 201, 203, 109 Main Street Ne
Subdivision	NONE
City	Slave Lake
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G2A0

### Amenities

Parking Spaces	14
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### Interior

Heating	High Efficiency, Natural Gas
Cooling	Central Air

### Exterior

Roof	Asphalt Shingle
Construction	Stone, Stucco, Veneer
Foundation	Piling(s), Poured Concrete

### Additional Information

Date Listed	January 23rd, 2025
Days on Market	199
Zoning	C1

### Listing Details

Listing Office	REAL BROKER
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