

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

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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 85â€™™ 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.

Built in 1969

## **Essential Information**

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Price	\$957,500
Bathrooms	0.00
Acres	0.00
Year Built	1969
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	10016 103 Avenue
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Interior

Heating	Boiler
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### Exterior

Roof	Asphalt Shingle
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### Additional Information

Date Listed	October 25th, 2024
Days on Market	281
Zoning	High density residential

### Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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