# \$1,375,000 - 10117 102 Avenue, Lac La Biche

MLS® #E4434558

## \$1,375,000

0 Bedroom, 0.00 Bathroom, Multi-Family Commercial on 0.00 Acres

Lac La Biche, Lac La Biche, AB

Seize the Opportunity! - Require ambitious person(s) showing initiative and who are proactive forward thinkers to purchase this Income producing Mixed Use Investment Property. Residential; Commercial/Retail and Entertainment Business/Units within a Three (3) Storey Bldg. Lac La Biche is the gateway to the incredible woods and waters of the Lakeland; and offers a well developed urban infrastructure, and access to major industries including Oil; Gas; Transportation; and farming. Lac La Biche is uniquely accessible by major Hwys, and an Airport which accounts for the large investments within the business community ensuring a sustainable and prosperous future for the area. Further information released to qualified buyers with NDA. Pool Hall Business & Pub can be purchased for an additional price of \$75,000 plus Inventory and a Lease of 5 years with Option to renew. 3 former VLTs can be reinstated with approval from Alberta Gaming.

Built in 2017

### **Essential Information**

MLS® # E4434558 Price \$1,375,000

Bathrooms 0.00 Acres 0.00







Year Built 2017

Type Multi-Family Commercial

Status Active

# **Community Information**

Address 10117 102 Avenue

Area Lac La Biche
Subdivision Lac La Biche
City Lac La Biche

County ALBERTA

Province AB

Postal Code T0O 2C0

### **Exterior**

Exterior Mixed, Steel Frame Construction Mixed, Steel Frame

## **Additional Information**

Date Listed May 5th, 2025

Days on Market 178

Zoning Zone 60

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Listing information last updated on October 30th, 2025 at 12:18pm MDT