\$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

ALBERTA

Status Active

Community Information

Address 10117 102 Avenue

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

Province AB

Postal Code T0O 2C0

Exterior

County

Exterior Mixed, Steel Frame
Construction Mixed, Steel Frame

Additional Information

Date Listed May 5th, 2025

Days on Market 181

Zoning Zone 60

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Listing information last updated on November 1st, 2025 at 9:47pm MDT