

\$1,450,000 - 10117 102 Avenue, Lac La Biche

MLS® #E4434558

\$1,450,000

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 | \$1,450,000 |
| 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 | 89 |
| Zoning | Zone 60 |

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Listing information last updated on August 2nd, 2025 at 12:47pm MDT