

# \$369,900 - 116 3 Avenue Ne, Slave Lake

MLS® #A2236812

**\$369,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Slave Lake, Alberta

This one-level office/retail property is an excellent opportunity for development and turning your business dreams into a reality. The 3700 Sqft raw space is a blank canvas, waiting for your vision and creativity to transform it into a unique and functional space.

Great Down Town Location! Zoned C1, this location is Ideal for a variety of uses, including office space, retail stores, restaurants, or a boutique - the sky is the limit! The building is situated adjacent to a public parking lot, providing ample parking options for customers, and employees.

Built in 1981

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2236812   |
| Price      | \$369,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1981       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 116 3 Avenue Ne                     |
| Subdivision | NONE                                |
| City        | Slave Lake                          |
| County      | Lesser Slave River No. 124, M.D. of |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0G 2A2 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 8 |
|----------------|---|

### **Interior**

|         |                    |
|---------|--------------------|
| Heating | Overhead Heater(s) |
| Cooling | None               |

### **Exterior**

|            |            |
|------------|------------|
| Roof       | Tar/Gravel |
| Foundation | Slab       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 113            |
| Zoning         | C1             |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PROGRESSIVE REALTY |
|----------------|---------------------------------|

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