



**GRASSROOTS**  
REALTY GROUP

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10140 101 Avenue  
Lac La Biche, Alberta

MLS # A2284175



**\$1,150,000**

<b>Division:</b>	Lac La Biche
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Barber/Beauty,Construction/Contractor,Financial ,Professional/Office,Real Es
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	11,920 sq.ft.
<b>Zoning:</b>	Commercial

<b>Heating:</b>	Boiler	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Rubber	<b>Utilities:</b>	Electricity, Natural Gas, Phone, Sewer
<b>Exterior:</b>	Concrete	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.21 Acre
<b>Sewer:</b>	Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Location!! Location!! Main Street Office Building for Sale. Located in the heart of downtown Lac La Biche, which is prime location for any tenant. This is the largest well maintained retail/office building located on 3 lots in town. Currently 12 rental spaces are available with most occupied by long term tenants. This building has been extensively renovated with new windows, new front facelift, roof tar and gravel, new rooftop central heat, HVAC units as well as many other improvements.