



GRASSROOTS
REALTY GROUP

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5230 44 Avenue
Spirit River, Alberta

MLS # A2300850



\$999,900

Division:	NONE		
Type:	Commercial/Multi Family		
Style:	-		
Size:	22,177 sq.ft.	Age:	1960 (66 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	2.32 Acres		
Lot Feat:	-		

Heating:	Boiler	Bldg Name:	Pleasant View Lodge
Floors:	-	Water:	-
Roof:	Other	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: None

Pleasant View Lodge in Spirit River, Alberta presents a rare opportunity to acquire a well-maintained, institutional-quality 42-suite care facility situated on 2.32 acres of R4 High Density Residential land priced at only \$45/sqft!. Encompassing 22,177 sq. ft., the building has seen extensive upgrades including boilers (2015), hot water tanks (2022/2023), a torch-on roof (2018), and modern double-glazed vinyl windows, offering a solid, low-risk asset base. Now vacant and ready for immediate occupancy or repositioning, the property features private bathrooms in every suite (26 with full tubs or showers), along with a commercial kitchen, expansive common areas, assisted bathing rooms, staff facilities, office space, commercial laundry, a hair salon, and a 26' x 40' maintenance shop. With ample parking, mature landscaping, and a quiet setting near parks and services just 50 minutes from Grande Prairie, this flexible property is ideally suited for seniors housing, assisted living, specialized care, workforce accommodation, or multi-family conversion.