



601 6 Avenue SE
Slave Lake, Alberta

MLS # A2310018



\$2,200,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,600 sq.ft.
Zoning:	C4

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: Stucco, Wood Frame

Water: -

Sewer: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Inclusions: 2x Commercial Exhaust Hood, 2x Residential Stove, 2x Residential Dishwasher, 2x Residential Refrigerator, 2x Residential Washers and Dryers

This property screams opportunity, whether its for investment or a place to live and run your own business, with 2 commercial spaces and 2 residential units. Located on the main artery for the SE section of town, the location is great offering plenty of traffic, lots of parking and is just a short walk from the high school. The zoning is C4 which offers flexibility with permitted uses such as retail convenience, a medical and health office or office building. Discretionary uses include restaurant (licensed), gas bar, laundromat, service station and day care. The commercial spaces are currently utilized by a tenant, Bestea bubble tea and snack shop, and the owner's East Side convenience store. Both units have ventilation systems to allow for cooking and the Upstairs features a 2-bedroom rental suite with its own entrance as well as the owner's 5-bedroom suite with premium finishings and 4 of the bedrooms feature their own 4-piece ensuites, 3 with walk in closets, allowing for a great opportunity to rent out rooms individually for extra revenue. All 4 units have their own HVAC units with heat/air conditioning and power is metered separately. There is also a double garage in the back of the building accessed via the store or owner's suite offering personal parking or additional business storage. Adding to all of this, the building is huge with the exterior measuring 90' x 47', has great curb appeal and has been finished beautifully inside and out. The owner is willing to negotiate on and include the East Side store assets with the building sale including walk in cooler, sandwich cooler, bagged ice freezer, cappuccino and coffee machines, slush machines, ice cream machine, microwaves, commercial oven, warming cabinet, hot dog roller and bun case, cookie oven, multiple shelving fixtures, an extensive security camera system.