



GRASSROOTS
REALTY GROUP

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5230 44 Avenue
Spirit River, Alberta

MLS # A2339364



\$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

Floors: -

Roof: Other

Basement: -

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: -

Bldg Name: Pleasant View Lodge

Water: -

Sewer: -

LLD: -

Zoning: R4

Utilities: -

Inclusions: as is

Exceptional redevelopment or operational opportunity in Spirit River! Pleasant View Lodge is a well-maintained, institutional-quality 42-suite care facility offering 22,177 sq. ft. of space on 2.32 acres of R4 High Density Residential land, priced at only \$45/sq. ft. Now vacant and available for immediate occupancy or repositioning, this versatile property offers tremendous potential for seniors housing, assisted living, specialized care, workforce accommodation, or multi-family conversion. Every suite features its own private bathroom, with 26 suites equipped with full tubs or showers. The facility is exceptionally well equipped with a commercial kitchen, spacious common areas, assisted bathing rooms, staff facilities, offices, commercial laundry, hair salon, and a 26' x 40' maintenance shop. Extensive capital improvements provide a strong foundation for the next owner, including boilers replaced in 2015, hot water tanks in 2022/2023, a torch-on roof completed in 2018, and modern double-glazed vinyl windows. Outside, the property offers ample parking, mature landscaping, and a peaceful setting close to parks and local services. Located approximately 50 minutes from Grande Prairie, this substantial property combines existing infrastructure, flexible R4 zoning, and an attractive acquisition cost, creating a unique opportunity for investors, operators, developers, or organizations seeking a large-scale facility in Northern Alberta.