

\$1,375,000 - 10117 102 Avenue, Lac La Biche

MLS® #E4434558

\$1,375,000

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

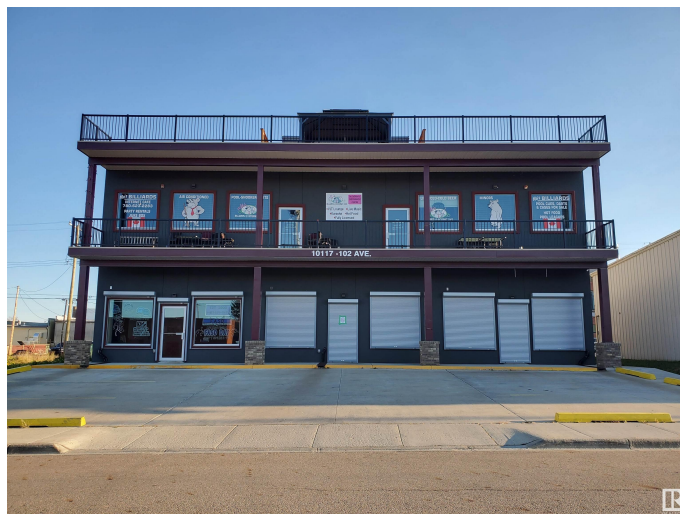
Lac La Biche, Lac La Biche, AB

Seize the Opportunity! - Require ambitious person(s) showing initiative and who are proactive forward thinkers to purchase this Income producing Mixed Use Investment Property. Residential; Commercial/Retail and Entertainment Business/Units within a Three (3) Storey Bldg. Lac La Biche is the gateway to the incredible woods and waters of the Lakeland; and offers a well developed urban infrastructure, and access to major industries including Oil; Gas; Transportation; and farming. Lac La Biche is uniquely accessible by major Hwys, and an Airport which accounts for the large investments within the business community ensuring a sustainable and prosperous future for the area. Further information released to qualified buyers with NDA. Pool Hall Business & Pub can be purchased for an additional price of \$75,000 plus Inventory and a Lease of 5 years with Option to renew. 3 former VLTs can be reinstated with approval from Alberta Gaming.

Built in 2017

Essential Information

MLS® #	E4434558
Price	\$1,375,000
Bathrooms	0.00
Acres	0.00



Year Built	2017
Type	Multi-Family Commercial
Status	Active

Community Information

Address	10117 102 Avenue
Area	Lac La Biche
Subdivision	Lac La Biche
City	Lac La Biche
County	ALBERTA
Province	AB
Postal Code	T0O 2C0

Exterior

Exterior	Mixed, Steel Frame
Construction	Mixed, Steel Frame

Additional Information

Date Listed	May 5th, 2025
Days on Market	122
Zoning	Zone 60

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Listing information last updated on September 4th, 2025 at 9:17am MDT