

FOR SALE

\$1,450,000



MULTI-TENANT PROPERTY

10117 - 102 Avenue, Lac La Biche, Alberta

Pool Hall & Pub also for sale!

Property Highlights

Seize the Opportunity! We are seeking ambitious individuals who demonstrate initiative and are proactive, forward thinkers to purchase this income-producing mixed-use investment property. The purchase includes a highly functional property with a Multiple Use classification, combining residential, commercial/retail, and entertainment business units within a three-storey building.

Lac La Biche serves as the gateway to the spectacular woods and waters of Lakeland and features a well-developed urban infrastructure. The area has access to key industries including oil, gas, transportation, forestry, and farming. It is uniquely accessible via major highways, railroads, and air travel—making it a hub of investment and business activity and ensuring a sustainable and prosperous future for the region.

The Pool Hall and Pub business is also available for separate purchase at a price of \$75,000 plus inventory. This includes a five-year lease with an option to renew.



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BUILDING SPECIFICATIONS

Legal	Plan: 4313BF, Block: 14, Lot: 20
Zoning	Mixed-Use Building, Zoned DC1
Construction	Steel Frame and Wood Structure, Metal Cladding Siding, SBS Torch-On Roof
Property Taxes	\$10,609 (2024)
Year Built	2017
Parking	6 Front and 6 Rear Parking stalls; Plus additional street parking
Pub Seating	133 person capacity
Building Size	± 9,145 SF
BOMA Measurements	Main Floor: ± 4,096 SF (3 Units) 2nd Floor: ± 3,456 SF Plus 2 entrance staircases to second floor 3rd Floor: ± 953 SF Plus Private Roof-top Patio ± 3,143 SF
Units Breakdown	Main Floor: <ul style="list-style-type: none"> • 1,365 sq. ft. – Leased to long-term tenants (lease until 2025) • 2,100 sq. ft. – Vacant • 400 sq. ft. – Leased to an engineering company Second Floor: <ul style="list-style-type: none"> • 3,456 sq. ft. – Currently owner-occupied, operating as a Pool Hall/Pub <ul style="list-style-type: none"> ◦ Seating Capacity: 133 ◦ Includes a Private Balcony Third Floor: <ul style="list-style-type: none"> • 953 sq. ft. – One-Bedroom Penthouse Suite <ul style="list-style-type: none"> ◦ Features a Rooftop Patio with an incredible view of Lac La Biche Lake
Lot Size:	75 x 120 (0.20 acres)





PROJECTED INVESTMENT VALUE

Projected Gross Income (Leased Space only):	\$121,438
Common Area Costs:	± \$3.71
Maintenance and Repairs:	\$5,000
Insurance:	\$4,400
Utilities + Phone + Internet + Security:	\$18,887
Property Taxes 2024:	\$10,609
VLT's:	3 VLTs can be reinstated upon AGLC Approval Estimated Income: \$45,000
Notes:	<ul style="list-style-type: none"> • Main Floor: (± 1,365 SF) \$2,000 • Main Floor: (± 2,100 SF @ \$15 PSF) (NNN) • Main Floor: (± 400 SF @ \$33 PSF) \$1,100 • Second Floor: (± 3,456 SF @ \$13.90 PSF) (NNN) • Third Floor: (Penthouse @ \$1,400 Per Month) <ul style="list-style-type: none"> ◦ = \$16,800 (Includes all utilities)

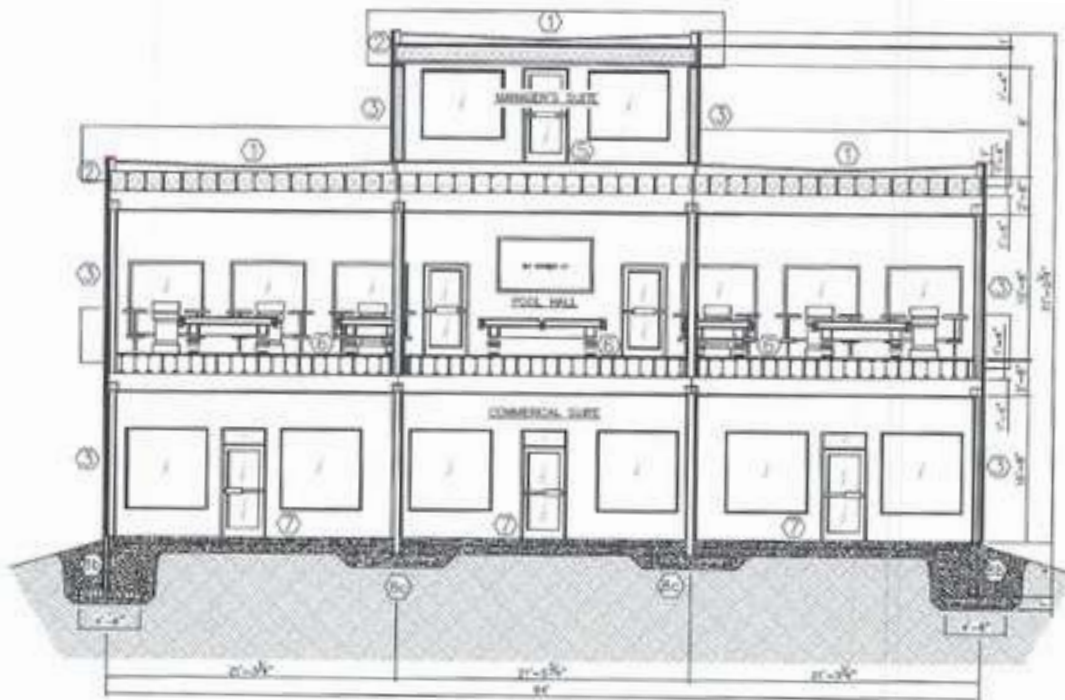




Source: Alberta Land Titles

BUILDING SECTIONS

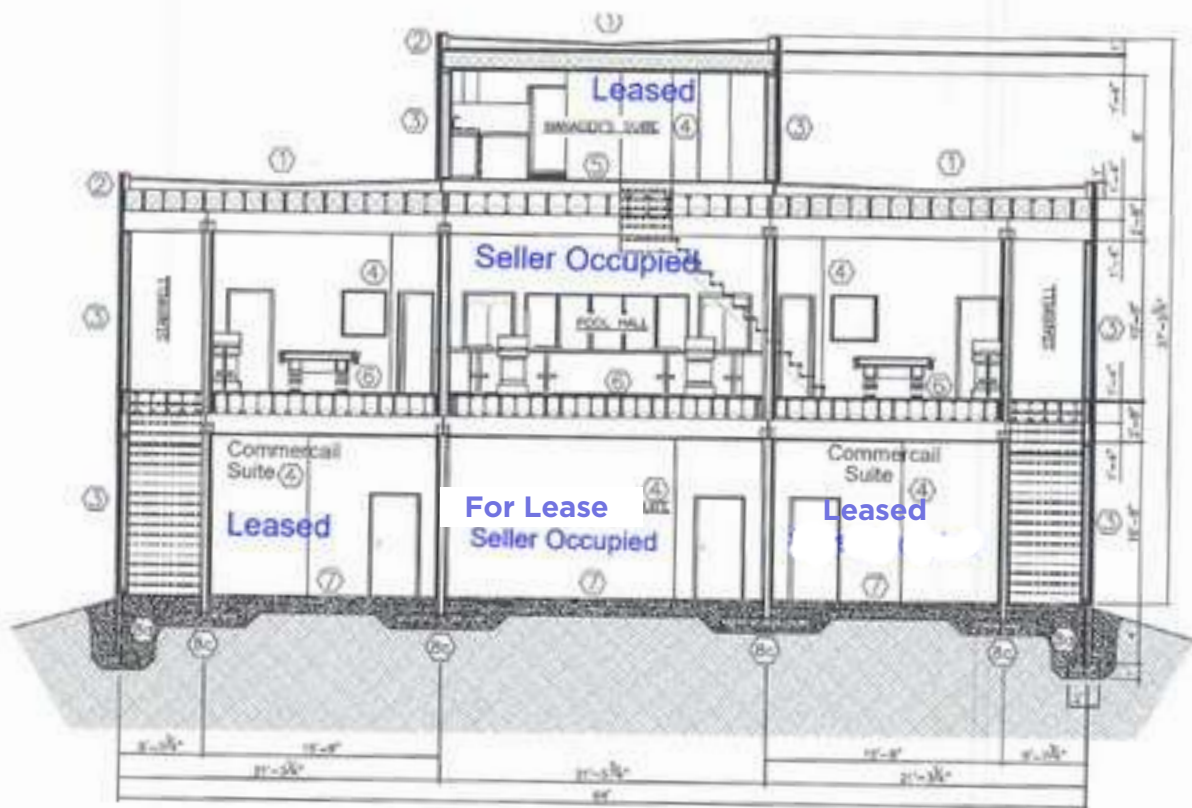
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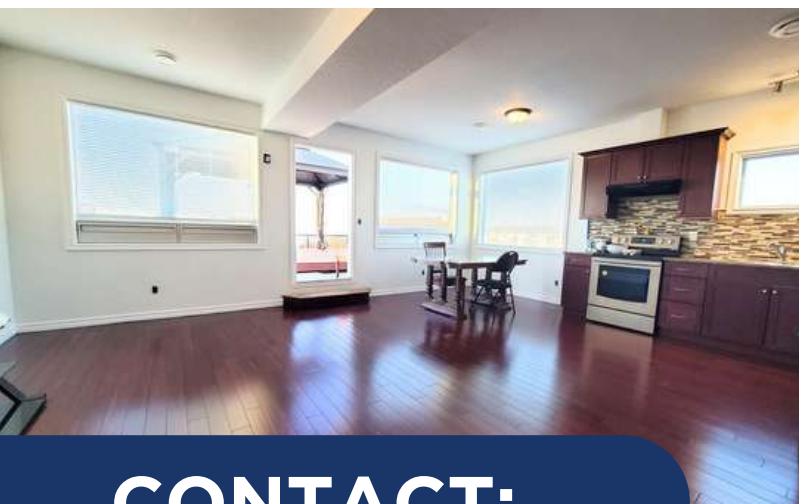
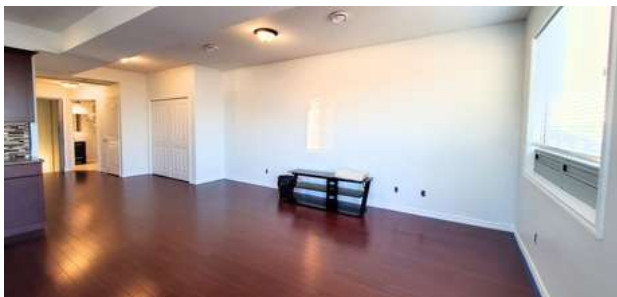
SECTION A-A

64 X 64 FT | 4,096 X 2 Plus 953 SF (Penthouse)

TOTAL: ± 9,145 SF



SECTION B-B



CONTACT:

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