

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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RE/MAX
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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)







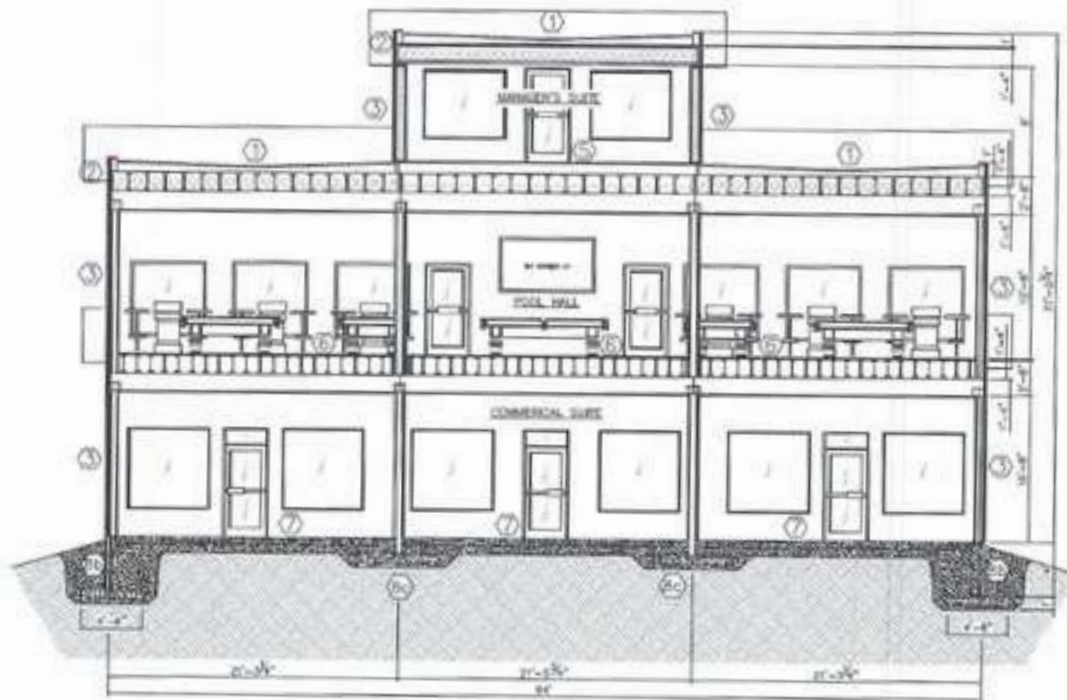
PROJECTED INVESTMENT VALUE

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)



BUILDING SECTIONS

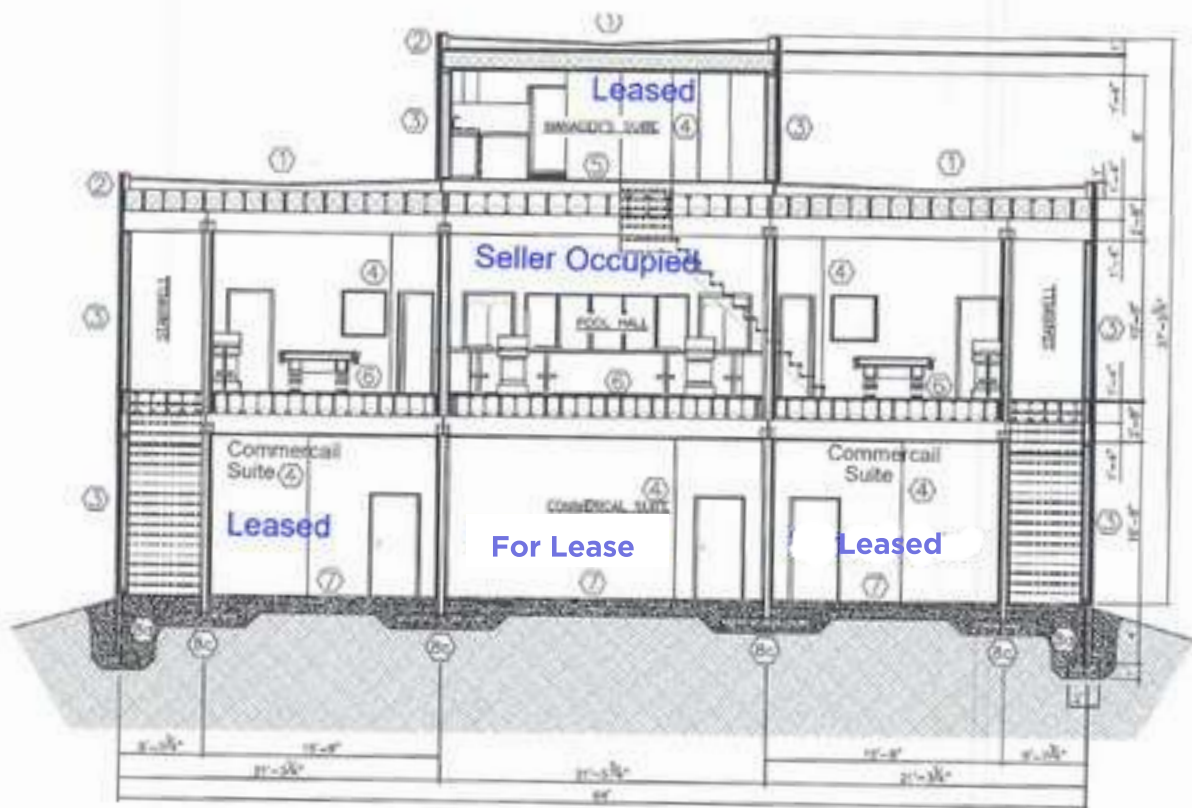
* Buyer to verify all measurements.



SECTION A-A

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

TOTAL: ± 9,145 SF



SECTION B-B



FOR SALE

\$75,000

BUSINESS FOR SALE - POOL HALL & PUB

Lac La Biche, Alberta

Seize the Opportunity! - Require ambitious person(s) showing initiative and who are proactive forward thinkers to purchase this established Pool and Pub Business with 5 Year reasonable Lease Agreement and Option to Renew. Former 3 VLT's can be reinstated with the approval from Alberta Gaming.

Enhance the business further by incorporating virtual entertainment equipment to attract a broader audience. An approx. 2,100 sq. ft. main floor unit is also available for lease, ideal for an arcade, VR experiences, or birthday and party entertainment—perfect for both kids and adults.

The business can be purchased along with the building which includes 3 main floor spaces; 2nd level with pool hall and pub; and a 3 level penthouse for additional revenue or Owner/User.

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