

## \$315,000 - 4204 54 St, Smoky Lake Town

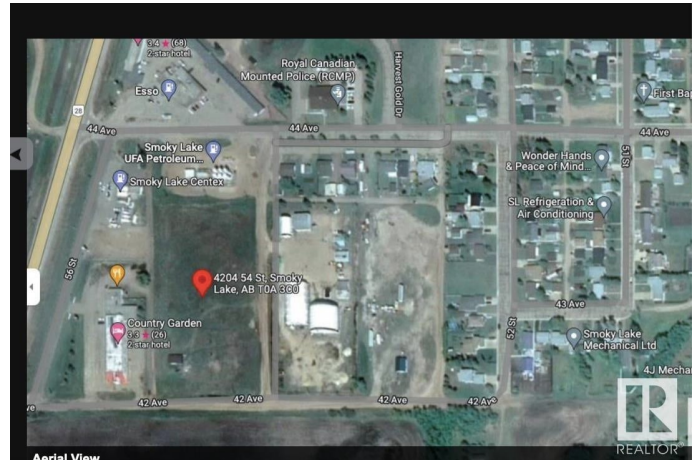
MLS® #E4319429

**\$315,000**

Bedroom, Bathroom, 800 sqft  
Land Commercial on 3.92 Acres

Smoky Lake Town, Smoky Lake Town, AB

Here's an opportunity to own 3.92 acres of prime commercial property in Smoky Lake, just off HWY 28. An open beam 3 bedroom cedar bungalow. Premium piece of land has endless possibilities- The perfect spot for a B and B for rapidly increasing lodging demands of Smoky Lake. An excellent set up for construction or industrial retail. Owner will consider trades ,and is very motivated to sell. Any reasonable offer will be considered. Seller can provide financing if needed. Property is being redeveloped with a possible future subdivision of the northern-most 80 ft. Price for said subdivision is dependant on the stage of redevelopment at closing. Flat site with all services. access from all four sides. Bordering businesses are hotels, restaurants. UFA card lock. The "Iron Horse Trail" popular with outdoor enthusiasts and is close by. The many lakes offer year round entertainment. LOCATION, LOCATION, LOCATION!



Built in 1965

### Essential Information

MLS® #	E4319429
Price	\$315,000
Square Footage	800
Acres	3.92
Year Built	1965

Type	Land Commercial
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### Community Information

Address	4204 54 St
Area	Smoky Lake
Subdivision	Smoky Lake Town
City	Smoky Lake Town
Province	AB
Postal Code	T0A 3C0

### Amenities

Features	Flat Site, Golf Nearby, High Traffic Area, Level Land, Shopping Nearby, Back Lane, Highway Access, Private Setting, Schools, Recreation Use
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### Interior

# of Stories	1
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### Exterior

Construction	Wood Frame
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### Additional Information

Date Listed	November 3rd, 2022
Zoning	commercial

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Listing information last updated on May 19th, 2024 at 4:46am MDT