

## \$1,450,000 - 10117 102 Avenue, Lac La Biche

MLS® #E4434558

**\$1,450,000**

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

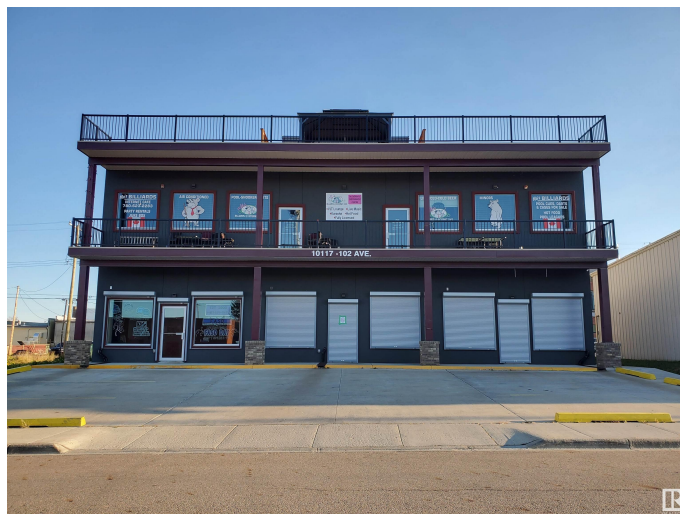
Lac La Biche, Lac La Biche, AB

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	\$1,450,000
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	111
Zoning	Zone 60

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Listing information last updated on August 24th, 2025 at 8:32pm MDT