

# MULTI-TENANT PROPERTY INCLUDING BUSINESS FOR SALE

10117 - 102 AVENUE, LAC LA BICHE, ALBERTA

**FOR SALE**  
**\$1,289,000**  
**SELLER MOTIVATED!**



## DESCRIPTION:

Seize the Opportunity! Require ambitious person(s) showing initiative and who are proactive forward thinkers to purchase this Income producing Mixed Use Investment Property. Purchase includes a highly functional Multiple Use classification in conjunction with Residential; Commercial/Retail and Entertainment Business/Units within the 3-storey Bldg. Included in the Sale Price is an operational Pool Hall and pub; providing both local and surrounding community social interactions. After 2 years of repercussions impacted by Covid; the future of both business's are on an upward trajectory. Lac La Biche is the gateway to the incredible woods and waters of Lakeland; and offers a well-developed urban infrastructure, and access to major industries including Oil; Gas; Transportation; Forestry and farming. Lac La Biche is uniquely accessible by major Hwys, railroad and Air which accounts for the large investments within the business community ensuring a sustainable and prosperous future for the area.

- Mixed Use Building: Zoned Commercial (DC1)
- Main Floor : 1365 sq ft : Long term Tenants 2025
- Main Floor : 2330 sq ft : Seller Occupied,
- Main Floor: 400 sq.ft leased to Engineering Company
- Second Floor : 3456 sq ft : Seller Occupied. Pool Hall/Pub Seating Capacity 133 with Private Balcony
- Third Floor : 953 sq ft : 1 Bedroom Penthouse Suite with ROOF TOP PATIO, incredible view of Lac La Biche Lake
- Location: Downtown Core - 5 Blocks to Lake Front
- Construction: Steel Frame & Wood Bldg; Metal Cladding Building Siding; S.B.S Torch-on Roof

**RE/MAX**  
COMMERCIAL

RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

Judith Rimmer

Vice President | Investments-  
MultiFamily, Land & Business Sales  
E: jrimmer@commercialyeg.ca  
D: (780) 405-9333

Nadia Mitchell

Associate  
E: nadia.mitchell1000@gmail.com  
D: (780) 720-5427

#201, 5607 199 Street Edmonton, AB T6M 0M8

commercialyeg.ca

#1 RE/MAX Commercial Team Worldwide 2017 - 2019\*

O:780.429.1200

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*Based on commercial commissions 2017 - 2019



## BUILDING :

Legal: Plan: 4313BF, Block: 14, Lot: 20

Zone: DC1

Property Taxes: \$10,609 (2024)

Year Built: 2017

Pub Seating: 133 person capacity

Parking: 6 Front and 6 Rear Parking stalls; Plus additional street parking

Building Size: **Total : 9,145 sq.ft.**

BOMA  
Measurements  
(Interior)

- Main Floor : 4,096 sq.ft. ( 3 Units @ 1365 sq.ft each)
- 2nd Floor : 3,456 sq.ft. plus 2 entrance staircases to second floor
- 3rd Floor : 953 sq.ft. Plus Private Roof-top Patio 3143 sq.ft.

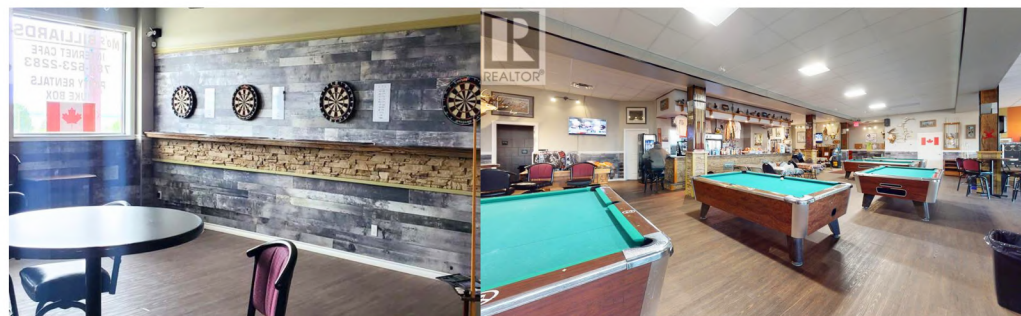
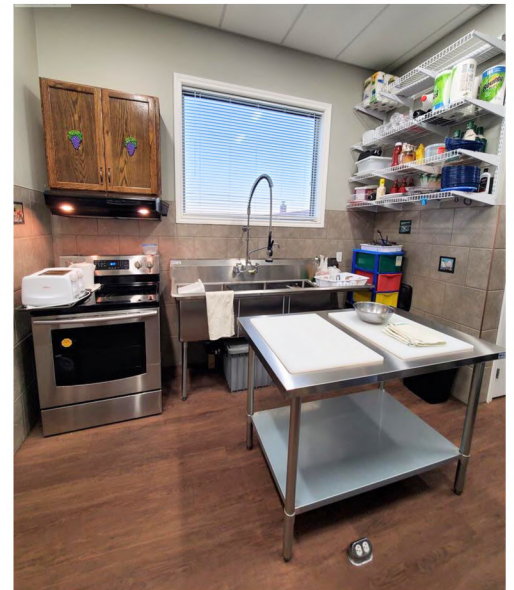
Lot Size: 75 x 120 (0.20 acres)





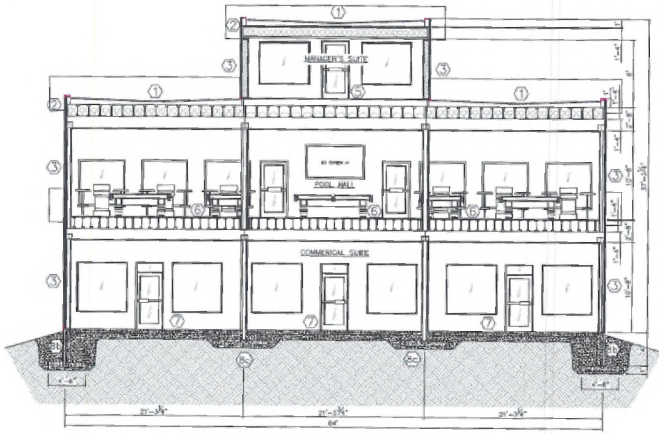
## PROJECTED INVESTMENT VALUE:

Current Estimated Pool Hall Business Value:	\$100,000
Inventory:	\$3,000 +/-
Projected Gross Income (Leased Space only):	\$146,048
Common Area Costs:	\$4.25 per Sq.Ft.
Maintenance and Repairs:	\$5000
Notes:	
• 3 VLTs can be reinstated upon AGLC Approval	
• Main Floor : (1,365 sq.ft) \$2000/month incl. Utilities = \$24,000 (Current lease 2025)	
• Main Floor : 2,330 sq.ft @ \$18/sq.ft (NNN) = \$41,940	
• Main Floor: 400 sq.ft @\$33 sq.ft. = \$1100 (all inclusive)	
• Second Floor : 3456 sq.ft @ \$18/sq.ft (NNN) = \$62,208	
• Third Floor Penthouse : \$1,400/month = \$16,800 (Includes all utilities)	
Insurance	\$4,400
Utilities+Phone+Internet+Security:	\$18,887



# BUILDING SECTIONS:

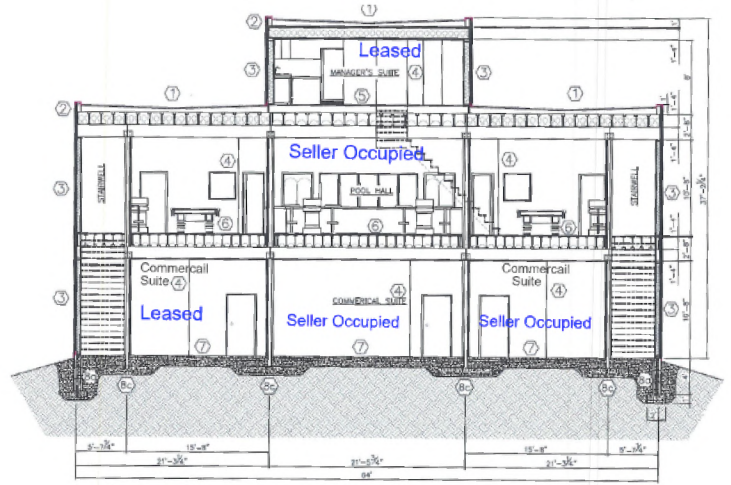
\* Buyer to verify all measurements.



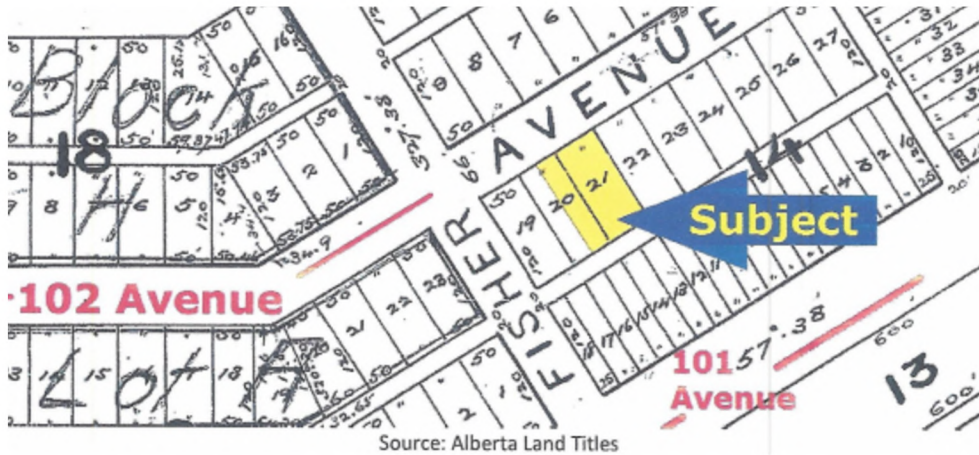
SECTION A-A

64 x 64 feet

4,096 x 2 plus 953 sq.ft (Penthouse)



SECTION B-B



Source: Alberta Land Titles

