

# \$3,998,000 - 240 & 244 & 300 & 325 Balsam Road Ne, Slave Lake

MLS® #A2220688

**\$3,998,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 6.61 Acres

NONE, Slave Lake, Alberta

6.6 Acres of prime industrial land with several shops including the main shop measuring 100 ft wide by 130 deep with seven 16 foot doors. Additional shops include an 80x120 transfer station, a 40 x 60 shop with three 14 ft doors, a small garage, and a 40 x 80 shop with three 14 foot doors. Included in the 6.5 acres is a vacant 1.05 acre lot currently used as storage.

The opportunity is grand as it is, now factor in the long term national tenant who currently is on an open lease. Great reception and office area to top it off, opportunity is knocking now.

Built in 1993

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2220688    |
| Price      | \$3,998,000 |
| Bathrooms  | 0.00        |
| Acres      | 6.61        |
| Year Built | 1993        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 240 & 244 & 300 & 325 Balsam Road Ne |
| Subdivision | NONE                                 |
| City        | Slave Lake                           |



|             |                                     |
|-------------|-------------------------------------|
| County      | Lesser Slave River No. 124, M.D. of |
| Province    | Alberta                             |
| Postal Code | T0G 2A2                             |

### **Interior**

|         |             |
|---------|-------------|
| Heating | Natural Gas |
|---------|-------------|

### **Exterior**

|                 |                                     |
|-----------------|-------------------------------------|
| Lot Description | Level                               |
| Construction    | Concrete, Metal Frame, Metal Siding |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 31             |
| Zoning         | M2 / M4        |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | CENTURY 21 NORTHERN REALTY |
|----------------|----------------------------|

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