

\$8,700,000 - 112 12 Avenue Sw, Slave Lake

MLS® #A2172972

\$8,700,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.42 Acres

NONE, Slave Lake, Alberta

Attention for the huge reduction the price !
Three story limit service 89 room wood frame
hotel that used to be NOVA Hotel and
converted as Big Lake Inn from 2012 .

Slave Lake has the third largest population
base of any Alberta municipality north of
Edmonton. Its economy has been driven
throughout the past three decades by the Oil&
Gas and Forest industries.

In a continuing effort to diversify the economy,
Slave Lake is encouraging increases in the
tourism, manufacturing, and value-added
sectors. In addition, Slave Lake is further
evolving into an even greater regional service
centre, with additional retail, education, health,
financial, government, and transportation
services. Enterprising men and women
recognize the almost unlimited potential for
growth and spin-off business in the primary
industries of petroleum and forestry, along with
burgeoning activity in tourism.

REVENUE(Yearend December 31) 2022 :

\$1,975,869, 2023 : \$2,856,40, 2024 :

\$2,737,938

NET OPERATING INCOME 2022:

\$931,975, 2023: \$1,641,247



Built in 2008

Essential Information

| | |
|------------|-------------|
| MLS® # | A2172972 |
| Price | \$8,700,000 |
| Bathrooms | 0.00 |
| Acres | 2.42 |
| Year Built | 2008 |
| Type | Commercial |
| Sub-Type | Hotel/Motel |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------------|
| Address | 112 12 Avenue Sw |
| Subdivision | NONE |
| City | Slave Lake |
| County | Lesser Slave River No. 124, M.D. of |
| Province | Alberta |
| Postal Code | T0G 2A0 |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | October 17th, 2024 |
| Days on Market | 308 |
| Zoning | C 1 Central Commercial Di |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.