

# \$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 Siding, Metal Frame

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	12
Zoning	M2 / M4

### **Listing Details**

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

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.