

FOR SALE

**OPTION 1: FORMER ASSOCIATE MEDICAL CLINIC
PLAN 1915HW BLOCK 8 LOTS 7 & 8
213 – 3 AVENUE NE, SLAVE LAKE**

**OPTION 2: PLAN 1915HW BLOCK 8 LOT 20
208 – 2 AVENUE NE, SLAVE LAKE**

ASKING PRICE:

OPTION 1: CLINIC ONLY - \$315,000

OPTION 2: LOT ONLY - \$ 78,000

BOTH OPTIONS 1 AND 2 - \$393,000

The Former Associate Medical Clinic and Lot may be purchased as one, or separately.

Offers can be emailed directly to: SH.ASHCRealEstate@gov.ab.ca, email subject to be labelled “Slave Lake Clinic and Lot”.

FOR SALE
FORMER ASSOCIATE MEDICAL CLINIC
ASKING PRICE: \$385,000



Reference No: 1365-2731-2883
Address: 213 – 3 Avenue NE, Slave Lake
Legal Description: Plan 1915HW Block 8 Lots 7 & 8
Lot Size: 18,000 sq. ft (more or less)
Zoning: C1A – Mixed Commercial/Residential
Building Area: 2764 sq. ft.
Main Floor: Reception/waiting area with vaulted textured ceiling, front work station, kitchen, office with private 2-piece washroom, two 2-piece washrooms, and eight exam rooms.
Basement: Reception/work area, nine offices, two mechanical rooms and a 2-piece washroom.
Year Built: 1981
Heating: Four forced air furnaces
Hot Water: Gas fired 40 gallon hot water tank
Exterior Walls: Stucco and vinyl siding
Foundation: Poured concrete foundation
Roof: Pre-finished metal
Interior Walls: Painted drywall
Floor Coverings: Vinyl plank flooring/sheet vinyl
Parking: Asphalt parking area
Amenities: Wheel chair ramp

The above information, while believed to be correct, is not warranted or guaranteed and should not be relied on without independent verification.

FOR SALE

VACANT LAND

REFERENCE NO: 1365-2731-2883
ADDRESS: 208 – 2 Avenue NE, Slave Lake
LEGAL: Plan 1915HW Block 8 Lot 20
PRICE: \$89,500.00
LOT AREA: 7763 sq. ft., more or less
ZONING: CDC – Council Direct Control
SERVICES: Water, sewer, power, natural gas

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