

# \$9,500,000 - 112 12 Avenue Sw, Slave Lake

MLS® #A2172972

**\$9,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.42 Acres

NONE, Slave Lake, Alberta

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      | \$9,500,000 |
| 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 | 169                       |
| Zoning         | C 1 Central Commercial Di |

### **Listing Details**

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

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