

# \$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	249
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.