



Aerial View

## 4204 54 Street Smoky Lake Town AB

\$315,000

Here's an opportunity to own 3.92 acres of prime commercial property in Smoky Lake, just off HWY 28. An open beam 3 bedroom cedar bungalow. Premium piece of land has endless possibilities- The perfect spot for a B and B for rapidly increasing lodging demands of Smoky Lake. An excellent set up for construction or industrial retail. Owner will consider trades ,and is very motivated to sell. Any reasonable offer will be considered. Seller can provide financing if needed. Property is being redeveloped with a possible future subdivision of the northern-most 80 ft. Price for said subdivision is dependant on the stage of redevelopment at closing. Flat site with all services. access from all four sides. Bordering businesses are hotels, restaurants. UFA card lock. The "Iron Horse Trail" popular with outdoor enthusiasts and is close by. The many lakes offer year round entertainment. LOCATION, LOCATION, LOCATION!

Listing Presented By:



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