



4204 54 Street Smoky Lake Town AB

\$289,900

Here's an opportunity to own 3.92 acres of prime commercial property in Smoky Lake, just off HWY 28. An open beam cedar 3 bedroom bungalow, 20ft X 40ft. This premium piece of land has endless possibilities - it could be a perfect spot for a bed and breakfast for the rapidly increasing lodging demands of Smoky Lake. It's an excellent set up for construction or industrial retail. Owner will consider trades and is very motivated to sell and any reasonable offer will be considered. The Seller will provide financing if needed. Flat site with all services. Access from all four sides. Property is being redeveloped with a possible subdivision of the northernmost 80ft with the price being dependant on the stage of redevelopment at closing. Bordering businesses are, Hotels, restaurants, gas stations, UFA card lock. The 'Iron Horse Trail' is popular with the outdoor enthusiasts and is close. The many lakes offer year round entertainment. LOCATION, LOCATION, LOCATION!

Listing Presented By:



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