

# \$8,700,000 - 112 12 Avenue Sw, Slave Lake

MLS® #A2172972

**\$8,700,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.42 Acres

NONE, Slave Lake, Alberta

Attention for the huge reduction the price !  
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	\$8,700,000
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	318
Zoning	C 1 Central Commercial Di

## Listing Details

Listing Office	MaxWell Canyon Creek
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