

# \$3,200,000 - 100 6 Avenue Sw, Slave Lake

MLS® #A2187611

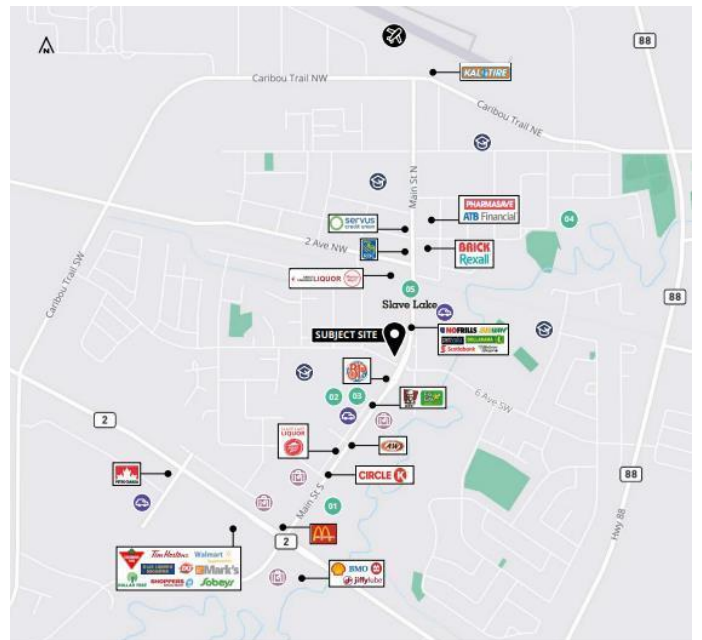
**\$3,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Slave Lake, Alberta

Exclusive opportunity to acquire a 100% freehold interest in Slave Lake 7-Eleven (the "Property"), located at 100 - 6 Avenue SW, Slave Lake, Alberta. Slave Lake 7-Eleven gas station and convenience store consists of 2,720 square feet of leasable area on a 0.46-acre lot. 7-Eleven has occupied the site as a single tenant for with full corporate guarantee by the parent company. An incoming investor benefits from exceptional income stability contractual rental increases. The lease structure is Absolute NNN and tenant is responsible for property taxes, insurance, roof, and structure. The tenant holds three additional five-year options to renew with 10% preset increases to base rent. Situated on a prominent corner lot, the Property is well-positioned along Main Street, the primary retail corridor in Slave Lake. With access from both Main Street and 6 Avenue, Slave Lake 7-Eleven benefits from 9,160 vehicles passing by daily (2024). Main Street Slave Lake attracts locals, employees, tourists, and residents of the surrounding Municipal District of Lesser Slave River for shopping and daily service needs.

Built in 1991



## Essential Information

MLS® #	A2187611
Price	\$3,200,000
Bathrooms	0.00
Acres	0.00
Year Built	1991
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	100 6 Avenue Sw
Subdivision	NONE
City	Slave Lake
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2A4

## Additional Information

Date Listed	January 14th, 2025
Days on Market	153
Zoning	c1

## Listing Details

Listing Office	Honestdoor Inc.
----------------	-----------------

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.