

\$1,100,000 - 5230 44 Avenue, Spirit River

MLS® #A2244011

\$1,100,000

0 Bedroom, 0.00 Bathroom, 22,177 sqft

Multi-family on 2.32 Acres

N/A, Spirit River, Alberta

42 Suite Pleasant View Lodge in Spirit River, Alberta, offers a rare opportunity for investors and assisted living operators to acquire a well maintained institutional-quality assisted living facility. Situated on 2.32 acres and zoned R4 High Density Residential, the property features a 22,177 sq. ft. building that has been upgraded with newer boilers (2015), hot water tanks (2022 & 2023), double-glazed vinyl windows, and a modern torch-on roof, now vacant and ready for the next opportunity. Each suite includes a private bathroom, and the facility is fully equipped with a commercial kitchen, industrial fridges/freezers, pantry space, large common areas, assisted bathing rooms, commercial laundry, office space, a dedicated hair salon, and a 26'x40' maintenance shop. With over 20 parking stalls and a quiet setting surrounded by trees, greenspace, and parkland, the property provides both functionality and comfort for residents. Located just 50 minutes from Grande Prairie in the rural community of Spirit River and steps from key amenities such as the Central Peace Health Centre, Maclean Arena, curling rink, and library, the town also offers a grocery store, hardware store, pharmacies, banks, restaurants, and many other local businesses—positioning this property to provide multiple possibilities for income or care-related operations. Please click on the video, multimedia or 3D link to take the 3D virtual Tour and ask for the brochure! (id:6289)



Built in 1960

Essential Information

Listing #	A2244011
Price	\$1,100,000
Bathrooms	0.00
Square Footage	22,177
Acres	2.32
Year Built	1960
Type	Multi-family

Community Information

Address	5230 44 Avenue
Subdivision	N/A
City	Spirit River
Province	Alberta
Postal Code	T0H3G0

Amenities

Parking Spaces	20
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Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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