

**313 Main Street NE  
 Slave Lake, Alberta**

**MLS # A2156660**



**\$440,000**

|                    |                                 |
|--------------------|---------------------------------|
| <b>Division:</b>   | NONE                            |
| <b>Type:</b>       | Business                        |
| <b>Bus. Type:</b>  | Books/Cards/Stationary,Printing |
| <b>Sale/Lease:</b> | For Sale                        |
| <b>Bldg. Name:</b> | The Business Factory            |
| <b>Bus. Name:</b>  | The Business Factory            |
| <b>Size:</b>       | 5,000 sq.ft.                    |
| <b>Zoning:</b>     | C1                              |

**Heating:** Forced Air

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Includes equipment - asset list available

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Business for sale! An exciting and prosperous business opportunity is now available for aspiring entrepreneurs! The Business Factory has been an integral part of the Town of Slave Lake for more than three decades, with a loyal customer base, strong community involvement, and a reputation for delivering top-notch customer service and quality work. It is conveniently located on Main Street, providing maximum exposure. The Business Factory offers an extensive range of services, including printing, promotional items for businesses, heat press and sublimation, business services, and a Purolator and FedEx drop centre. The building is spacious, covering an area of 5000 sq ft, and it boasts two bathrooms, a kitchen area, three furnaces, two air conditioning units, sun-filtering roller blinds on the front windows, and a newly paved front sidewalk. The building has been well maintained and is in excellent condition. If you're looking for the perfect business opportunity, The Business Factory ticks all the right boxes!