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## 5016 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Sylvan Lake, Alberta



**Listing ID:**  
28030


**MLS ID:**  
A2125902

**\$579,900**



 **KEVIN LAPP**  
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 eXp Realty  
 403-887-1237

 5016 50 Avenue , Sylvan Lake , Alberta T4S1P4

**Transaction Type**

For Sale

**Days On Market**

493

**Zoning**

RCDC

**Subdivision**

Downtown

**Year Built**

1980

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

1549AJ

**Building Area (Sq. Ft.)**

4197.04

**Building Area (Sq. M.)**

389.91

**Inclusions**

n/a

**Restrictions**

None Known

**Reports**

Floor Plans,Property Disclosure,RPR

This property presents an exceptional investment opportunity with a long-term tenant who has just signed a new 5-year lease. Located at 5016 50 Ave in the heart of Sylvan Lake's vibrant downtown, this 4,197 sq ft mixed-use commercial space offers prime visibility and high foot traffic, especially during the busy summer season. The property features a welcoming reception area, a spacious sitting room, a private office, a versatile shop space, and a lunchroom. With three bathrooms and four bay doors, it's perfectly equipped for a wide range of business uses. The tenant has been in place long-term and continues on a escalating Triple Net Lease , offering a solid 8.55% CAP Rate on 5 year average .For environmental disclosure and more information, please contact the listing agent.

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