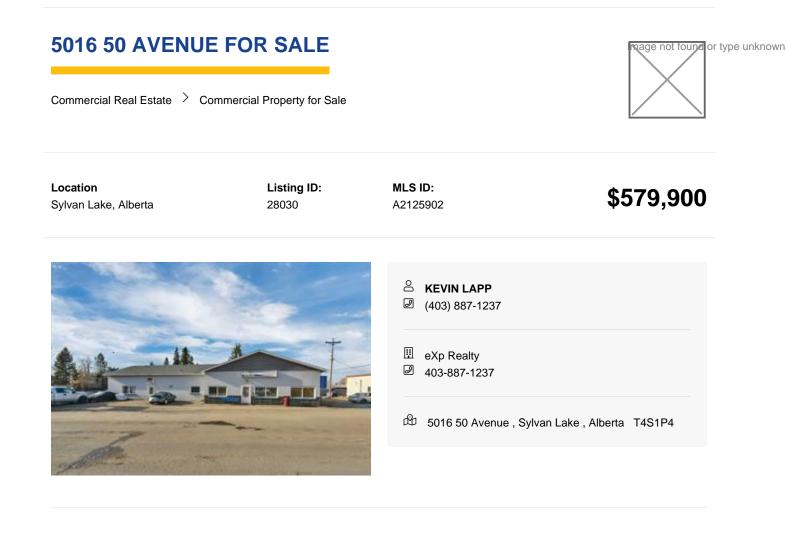


Generated: Sep 4, 2025, 17:08:45

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Transaction Type For Sale	Days On Market 493	Zoning RCDC
Subdivision	Year Built	Structure Type
Downtown	1980	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	1549AJ
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
4197.04	389.91	n/a
Restrictions	Reports	
None Known	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 escalading 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. 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.