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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**
 (403) 887-1237

 eXp Realty
 403-887-1237

 5016 50 Avenue , Sylvan Lake , Alberta T4S1P4

Transaction Type

For Sale

Days On Market

427

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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