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## 4518 47 A AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Sylvan Lake, Alberta



**Listing ID:**  
35609


**MLS ID:**  
A2318956

**\$925,000**



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

 4518 47 A Avenue , Sylvan Lake , Alberta T4N1N8

**Transaction Type**

For Sale

**Zoning**

R2

**Subdivision**

Downtown

**Year Built**

1978

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Legal Plan**

7821395

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

12653.00

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

1175.49

**Inclusions**

Fridge (8), Stove (8), coin-operated washer and dryer in the common area

**Restrictions**

None Known

**Reports**

Rent Roll, Title

Well-maintained 8-unit purpose-built rental building in the heart of Sylvan Lake. Now fully leased. Solid unit mix of seven 2-bedroom suites and one 1-bedroom suite with strong rental history and consistent tenant demand. Hot water heat, coin laundry, and one parking stall per unit. Sylvan Lake continues to attract tenants year-round, a growing community with a strong local economy, recreational amenities, and a steady population base. This is a turnkey income property with a proven rent roll and professional property management in place.

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