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410, 3715 47 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Sylvan Lake, Alberta



Listing ID:
20962

MLS ID:
A2050625

\$25



 **BRETT SALOMONS**
 (403) 343-3023

 Salomons Commercial
 403-343-3023

 410, 3715 47 Avenue , Sylvan Lake , Alberta T4S 0C8

Transaction Type

For Lease

Days On Market

349

Lease Amount

25.00

Lease Frequency

Annually

Subdivision

Ryders Ridge

Building Type

Commercial Mix

Year Built

2008

Structure Type

Office

Property Type

Commercial

Property Sub Type

Office

Legal Plan

0820055

Building Area (Sq. Ft.)

1987.00

Building Area (Sq. M.)

184.60

Inclusions

n/a

Restrictions

Call Lister

Reports

Call Lister, Floor Plans

Well maintained 1,987 SF unit located in the Ryder's Square Shopping Centre just off Highway 20. Unit includes a large reception and waiting area, multiple private office, washrooms and work area. Available possession is November 1, 2023. CH-Highway Commercial zoning allows for a wide range of uses. Additional Rent is \$7.54 PSF. Businesses within the shopping centre include: Sobeys's, Shopper's Drug Mart, Sobeys's Liquor, RBC, ATB Financial, Wendy's, Subway, Edo Japan, Booster Juice and Public House Social & Eatery. Sylvan Lake remains Alberta's premiere destination for lake lovers with over 1,000,000 visitors each summer. This vibrant Lakeside community offers a high quality of living providing diverse economic opportunities.

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