



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

102, 5034 46 Street
Sylvan Lake, Alberta

MLS # A2216804



\$16 per sq.ft.

Division: Downtown

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: The Kingston

Bus. Name: -

Size: 1,916 sq.ft.

Zoning: WDC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

Prime Commercial Space Near Lakeshore Drive! This well-located property offers just over 1,900 sq. ft. of usable space, including four private rooms—each equipped with plumbing—making it ideal for health, beauty, or professional services. Situated just one block off Lakeshore Drive, this high-visibility location is surrounded by thriving businesses, including a bakery next door, restaurants, and a liquor store. Two dedicated parking stalls at the rear add convenience for staff or clients. Landlord may consider lease incentives based on terms. A great opportunity to establish your business in one of Sylvan Lake’s most walkable commercial hubs!