



**GRASSROOTS**  
REALTY GROUP

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

5007 46 Street  
Sylvan Lake, Alberta

MLS # A2250591



**\$3,350,000**

**Division:** Downtown

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Sylvan Lake Medical

**Bus. Name:** -

**Size:** 13,616 sq.ft.

**Zoning:** W-DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.25 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Ideal location with this commercial building in downtown Sylvan Lake with its striking blend of modern design and local charm. Situated just minutes from the water's edge, the exterior features large glass windows that invite natural light into the space. The open floor plans allow tenants to customize their spaces to fit their operational needs. Ample parking is available out front providing convenient access for customers. This commercial building stands as a solid investment, generating consistent revenue through its fully leased spaces.