



**GRASSROOTS**  
REALTY GROUP

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**5031 50 Street**  
**Sylvan Lake, Alberta**

**MLS # A2258432**



**\$688,000**

**Division:** Downtown

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,271 sq.ft.

**Zoning:** CW

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.15 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Prime Retail Location by the Lake! A golden Opportunity for Business and/or Investment. Are you in search of a prime location for your business or perhaps you're an investor looking for a profitable venture. We have an exciting opportunity that combines the best of both worlds. This recently updated retail space spans a generous 3271 sqft, providing ample room for any business to thrive. There's even parking at the back! Whether you're planning to open a chic boutique, a cozy cafe, or a bustling bookstore, this property is versatile enough to accommodate your vision. The property also boasts two well equipped offices, making it an ideal choice for businesses that require administrative spaces. But the real charm of this property lies in its location. Situated by the Lake its sure to attract customers. The possibilities are endless! However, if you're more inclined towards investment, this property offers an equally lucrative opportunity. The tenant provides you with a stream of income right from day one. This makes it an ideal choice for those looking to invest in real estate. The property has been recently updated, ensuring it that it meets modern standards and requirements. Its ready to go as soon as you are!