



GRASSROOTS
REALTY GROUP

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**A7, 5043 50A Street
Sylvan Lake, Alberta**

MLS # A2268221



\$4,412 per month

Division: Downtown

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Lakeland Plaza

Bus. Name: -

Size: 2,942 sq.ft.

Zoning: W-DC

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat, Membrane

Exterior: -

Water: -

Sewer: -

Inclusions: all equipment as viewed

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

AMPLE PARKING at this downtown LAKELAND PLAZA strip mall accessed off of LAKESHORE DRIVE and 50a Street. READY TO MOVE Formerly PLAZA LIQUOR location (Signage can stay or change to your choice). WALK IN COOLER and Shelving included in lease. Garage Back door to alley. Shoppers Drug and HR Block tax are located in this mall as well. Total costs per month: \$18/sf Base rent \$4,412. + \$4.60/SF Common area cost \$1136. +5% GST = \$5,548. per month. 5 year lease available. Tenant pays their own metered utilities. (see Video) Landlord will consider change of use options.