



GRASSROOTS
REALTY GROUP

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**5020 50 Street
Sylvan Lake, Alberta**

MLS # A2290610



\$670,000

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,703 sq.ft.

Zoning: W-DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.14 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Excellent investment opportunity! This 5,703 SF building, located in the heart of Downtown Sylvan Lake, is available for sale. The building, with frontage on both 50 Street and 50A Avenue, has three commercial retail units with long-term tenants in place. The property is in close proximity to residential neighborhoods and within walking distance of busy Lakeshore Drive. There is plenty of parking behind the building for staff of the tenants and ample street parking available directly in front.