



GRASSROOTS
REALTY GROUP

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**5027 46 Street
Sylvan Lake, Alberta**

MLS # A2296029



\$150,000

Division: Cottage Area

Lot Size: 0.07 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: CW

Water: -

Sewer: -

Utilities: -

Prime development opportunity in the heart of downtown Sylvan Lake, located next to White Frog Cafe. This centrally positioned lot offers exceptional potential for a mixed-use build, with commercial retail space at street level and residential living above. High visibility, strong foot traffic, and close proximity to the lake, shops, and amenities make this an ideal location for entrepreneurs and investors alike. Take advantage of the vibrant downtown atmosphere and bring your business vision to life in one of Central Alberta's most desirable lake communities. Lot is not serviced.