



GRASSROOTS
REALTY GROUP

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

5016 50 Avenue
Sylvan Lake, Alberta

MLS # A2125902



\$579,900

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,197 sq.ft.

Zoning: RCDC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

This property presents an exceptional investment opportunity with a long-term tenant who has just signed a new 5-year lease. Located at 5016 50 Ave in the heart of Sylvan Lake's vibrant downtown, this 4,197 sq ft mixed-use commercial space offers prime visibility and high foot traffic, especially during the busy summer season. The property features a welcoming reception area, a spacious sitting room, a private office, a versatile shop space, and a lunchroom. With three bathrooms and four bay doors, it's perfectly equipped for a wide range of business uses. The tenant has been in place long-term and continues on a escalating Triple Net Lease, offering a solid 8.55% CAP Rate on 5 year average. For environmental disclosure and more information, please contact the listing agent.