



GRASSROOTS
REALTY GROUP

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3, 4920 45 Avenue
Sylvan Lake, Alberta

MLS # A2183376



\$15 per sq.ft.

Division: Palo
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,004 sq.ft.
Zoning: DC-50

Heating: -
Floors: -
Roof: -
Exterior: Stucco
Water: -
Sewer: -
Inclusions: nil

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

A fresh new exterior look on this 3 unit commercial building in a great location in Sylvan Lake!! Street level and located on the corner of 50th st. and 45th ave., this 934sq.ft. unit is a great spot for a retail space, cafe, or a personal service type of business. The unit features an inviting reception area, 2 treatment rooms/offices, a large kitchen/staff room and a washroom. It has been well kept and move in ready! Signage facing 50th street is also available. Immediate possession possible! NNN \$6.50/sq.ft.