

LAKE SHORE DRIVE
FOR LEASE

5020 50 STREET #3, SYLVAN LAKE



LOCATION:

Downtown
Sylvan Lake



LEASE AREA:

±2,540
Square Feet



ZONING:

W-DC Waterfront
Direct Control



LEASE RATE:

\$3,000 Monthly
Gross Lease

PRESENTED BY

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THE PROPERTY

5020 50 STREET, UNIT #3

Downtown Sylvan lake

2,540 Square foot store front retail space available for lease. located on busy main street in Downtown Sylvan lake within walking distance of the beach. This space includes:

- » Great location with high exposure
- » Large open retail space
- » Back room for supply and office
- » One washroom and fitting room
- » Zoning = W-DC Waterfront Direct Control
- » Walking distance to busy lakeshore drive and Sylvan Lake beach
- » Additional storage space
- » Bright open space

Street parking is available directly in front of the unit with staff parking available behind the building. This is a gross lease, Tenant is responsible for setting up and paying for utilities.



403.986.7777

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RE/MAX
COMMERCIAL
PROPERTIES

PROPERTY DETAILS / FLOOR PLAN

PROPERTY DETAILS

MUNICIPAL:	5020 50 Street #3, Sylvan Lake
LEGAL LAND DESCRIPTION:	Plan: 1633RS, Block: A , Lot: 30
TOTAL AREA:	± 2,540 Sq Ft
ZONING:	W-DC Waterfront Direct Control
YEAR BUILT:	1959
PARKING:	Street parking, Front parking lot across the street and and back lot
LEASE PRICE:	\$3,000 Gross Monthly
NNN COST:	Included in monthly cost
TOTAL COST:	= \$3,000 Monthly

Includes: Building insurance & property taxes

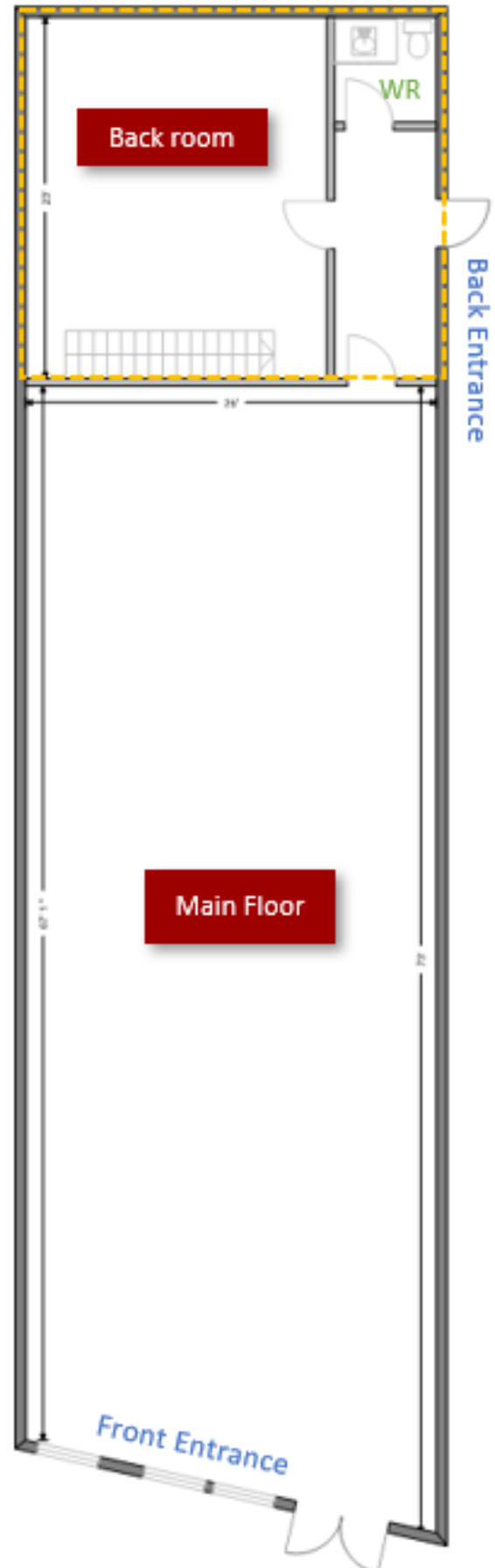
* Tenant is responsible for GST

** Tenant is responsible for all utilities

PROPERTY TOUR 



Upstairs Storage Area



PROPERTY PHOTOS



LOCATION / MAP



SYLVAN LAKE , ALBERTA

A City in Central AB, Canada located approximately 25 kms west of the City of Red Deer along Highway 11 or Highway 11A. Sylvan is known as a summer hot spot for residents in Edmonton and Calgary and is a major tourism destination spot in Alberta.

Edmonton - 125 KM

Calgary - 175.4 KM

Red Deer - 25 KM



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