

# FOR SALE

5020 50 STREET, SYLVAN LAKE



**LOCATION**

Sylvan  
Lake



**BUILDING SIZE**

5,703  
Square Feet



**ZONING**

W-DC - Waterfront  
Direct Control



**SALE PRICE**

\$670,000.00

**PRESENTED BY**

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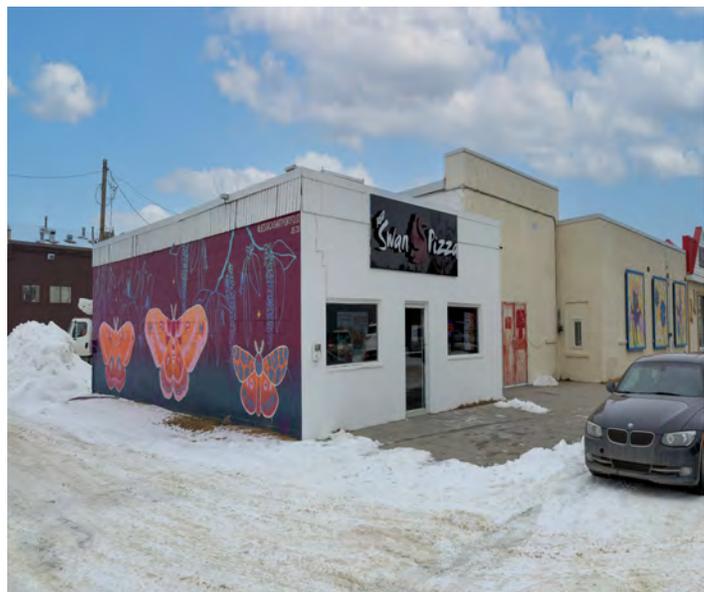
# THE PROPERTY

5020 50 STREET, SYLVAN LAKE

## DOWNTOWN SYLVAN LAKE INVESTMENT OPPORTUNITY

Located in the heart of Downtown Sylvan Lake, this 5,703 SF building includes:

- » **3 commercial retail units.**
- » **Fully leased with long-term tenants, including a popular pizza franchise.**
- » **Large windows in the front of each unit.**
- » **Close proximity to both residential neighborhoods and Lakeshore Drive.**
- » **0.14 Acre (± 6,233 SF) lot.**
- » **Frontage on 50 Street & 50A Avenue.**
- » **Good parking on the property for tenants of the buildings & ample street parking available directly in front of the units.**



# PROPERTY DETAILS / AMENITIES

## PROPERTY DETAILS

MUNICIPAL:	5020 50 Street, Sylvan Lake
LEGAL LAND DESCRIPTION:	Plan 1633RS Block A Lot 30
TOTAL AREA:	± 5,703 Sq Ft
ZONING:	W-DC- Waterfront Direct Control
YEAR BUILT:	1959
PARKING:	Shared & Street
SALE PRICE:	<b>\$670,000.00</b>
PROPERTY TAXES:	<b>\$7,743.71 (2026)</b>

\* Buyer is responsible for GST



# BAY 1 PHOTOS



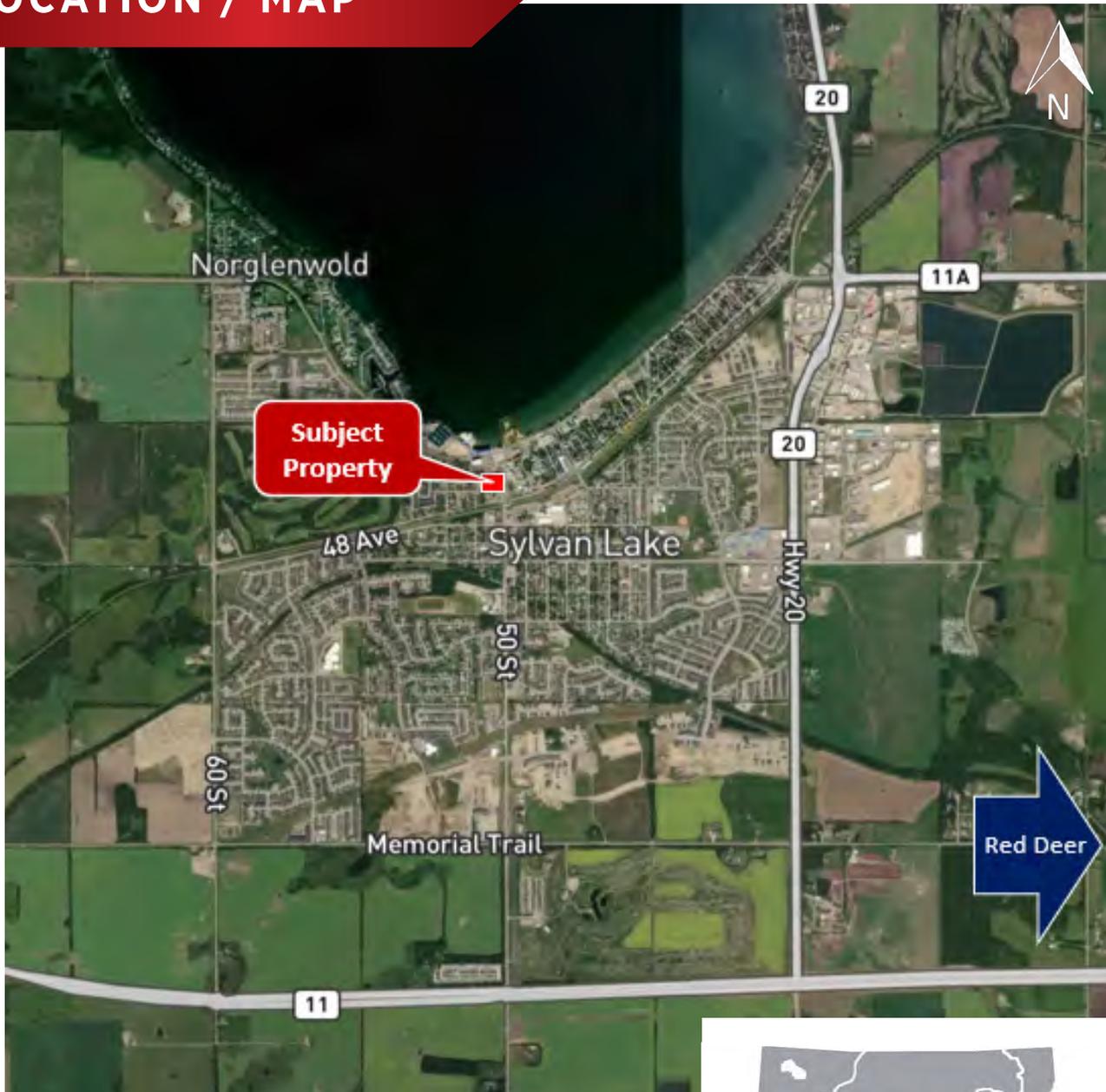
# BAY 2 PHOTOS



# BAY 3 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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