

\$579,900 - 5016 50 Avenue, Sylvan Lake

MLS® #A2125902

\$579,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown, Sylvan Lake, Alberta

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.

Built in 1980

Essential Information

| | |
|------------|------------|
| MLS® # | A2125902 |
| Price | \$579,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |



Community Information

| | |
|-------------|-----------------|
| Address | 5016 50 Avenue |
| Subdivision | Downtown |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S1P4 |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 29th, 2024 |
| Days on Market | 444 |
| Zoning | RCDC |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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