

\$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	512
Zoning	RCDC

Listing Details

Listing Office	eXp Realty
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