\$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 escalading 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 535

Zoning RCDC

Listing Details

Listing Office eXp Realty

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