

# \$129,900 - 5001 51 Street, Sylvan Lake

MLS® #A2247809

**\$129,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.11 Acres

Downtown, Sylvan Lake, Alberta

## Prime Downtown Waterfront Development Opportunity

Seize the chance to own a rare parcel in the heart of Sylvan Lake's vibrant downtown! This corner lot is zoned W-DC (Waterfront Direct Control), allowing for an exciting range of commercial and mixed-use possibilities as outlined in the Town's Sustainable Waterfront Area Redevelopment Plan. Located steps from the lake, this site offers high visibility, strong pedestrian traffic, and immediate proximity to thriving shops, restaurants, and waterfront attractions.

With permitted uses including restaurants, brewpubs, retail, hotels, offices, personal services, and mixed-use developments, plus discretionary options such as daycares, recreation facilities, and boutique accommodations, the possibilities are extensive. Zoning encourages active ground-floor commercial space with opportunities for upper-level residential or office, making it ideal for developers looking to create a destination property.

Whether you envision a trendy eatery with patio seating, boutique retail, or a signature mixed-use building, this property is ready for your vision. Act now to secure your footprint in one of Sylvan Lake's most sought-after locations.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2247809        |
| Price     | \$129,900       |
| Bathrooms | 0.00            |
| Acres     | 0.11            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5001 51 Street  |
| Subdivision | Downtown        |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1E1         |

## Exterior

|                 |            |
|-----------------|------------|
| Lot Description | Corner Lot |
|-----------------|------------|

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 12                |
| Zoning         | W-DC              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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