

# \$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	439
Zoning	RCDC

**Listing Details**

Listing Office	eXp Realty
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