



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



Main Photo

Property Description

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.

REALTOR Referral

Photos
Coming
Soon



P:



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: eXp Realty



P: