1, 160 Landing Hewlett Park Landing , Sylvan Lake, Alberta - $280,000

Photos
Coming
Soon

P:

Property Description

For Sale: Commercial Condo – Hewlett Park Landing, Sylvan Lake, AB. An excellent opportunity awaits with this versatile commercial condo located in one of Sylvan Lake's busiest commercial hubs. Currently occupied as a successful nail salon, the unit will be vacant as of September 30th, 2025, offering flexibility for an owner-user or an investor seeking a strong asset in a thriving market.

Property Highlights: Prime location in Hewlett Park Landing, surrounded by established businesses and strong traffic flow. Currently built out and used as a nail salon (vacant possession available October 1st, 2025)

Suitable for a wide range of professional, service, retail, or personal care uses. Ideal for an owner-user seeking immediate occupancy or an investor looking for leasing potential. Sylvan Lake is one of Alberta's fastest-growing communities, renowned as both a year-round tourism destination and a family-friendly town with strong economic fundamentals. With a population now exceeding 16,000 residents and continuing to grow steadily, the town benefits from a diverse mix of local residents, seasonal visitors, and regional shoppers from Red Deer, Calgary, and Edmonton.

Population growth in Sylvan Lake has consistently outpaced provincial averages, fueled by new residential developments, increasing tourism, and strong demand for commercial services. This growth translates directly into greater visibility, stronger foot traffic, and long-term security for local businesses and property investors.

Investment Potential. Whether you are looking to establish your own business or secure a commercial investment in a high-growth market, this property provides an excellent entry point. With its central location, flexible layout, and immediate availability this fall, this is an opportunity you don't want to miss.

REALTOR Referral

REALTOR®

Mobile: N/A
Email: N/A
Website: https://www.real-estate-homes.ca/

Photos
Coming
Soon

P:

Photos
Coming
Soon

P: