

\$449,900 - 4719 & 4717 46 Street, Sylvan Lake

MLS® #A2090447

\$449,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.22 Acres

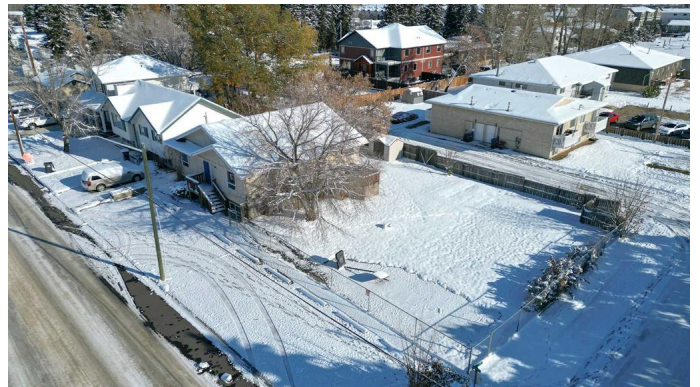
Central Core, Sylvan Lake, Alberta

SOCIAL CARE FACILITY designated use is already in place! Don't miss this fabulous opportunity to own this centrally located property with challenging zoning approval already in place. With close proximity to full shopping/business service amenities, downtown and the lake, the location is hard to beat. This property has two titles, one for the building and one for the vacant 58x88 ft. lot beside (both properties must be purchased together but purchaser could sell separately in future). The building has 2880 sq. ft. of developed space and is ideally set up for a social care facility (including daycare) with full kitchen, dining, offices, bedrooms, laundry, wheel chair accessibility, 10 paved parking stalls in the front of both lots, and fully fenced outdoor space. The zoning is R2 so the property could also be converted back to a residence if desired with Town of Sylvan Lake approval. Floor plans can be viewed in photos.

Built in 1993

Essential Information

MLS® #	A2090447
Price	\$449,900
Sold Price	\$440,000
Bathrooms	0.00
Acres	0.22
Year Built	1993
Type	Commercial



Sub-Type	Mixed Use
Status	Sold

Community Information

Address	4719 & 4717 46 Street
Subdivision	Central Core
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1S3

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	10

Interior

Heating	Natural Gas, Other
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Exterior

Lot Description	City Lot, Landscaped
Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	April 3rd, 2024
Days on Market	157
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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