

\$499,999 - 4702 50 Avenue, Sylvan Lake

MLS® #A2098614

\$499,999

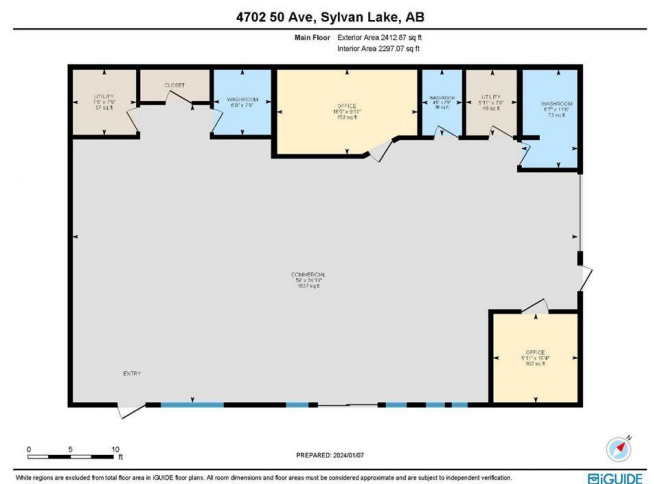
0 Bedroom, 0.00 Bathroom,
Commercial on 0.13 Acres

Downtown, Sylvan Lake, Alberta

BUSINESS OWNERS OR INVESTORS! ARE YOU LOOKING FOR HIGHLY VISIBLE BUILDING TO RUN A BUSINESS FROM? Look no more! - 2 SEPARATE RENTABLE AREAS (Wall was taken down by the last tenant, but could be placed back) - 2 Offices, 2 Storages, 2 Washrooms, 2 Boiler rooms. Great exposure and location on a busy street right across from DQ in Sylvan Lake - only 2 blocks from the lake! Fully finished 2297 sq ft inside measurements on the main level with garage door on the east side of the building. This structure was built on two lots and has two parking spaces as well as some street parking available. On the west side of the building you have 3 spots. On the east side 2. Building is clean and shows well. Exterior finished with stucco and the roof is metal. Town of Sylvan Lake just finished the paving of the sidewalks and the road construction is now completed. Use one side for yourself and rent out the other to help subsidize your investment OR make it a fully rental property! This is just what the previous owner did. The last tenant took the wall down and was featuring hot tubs and used the building to showcase the units. Excellent investment with many options. There is no lease in place owner chose to sell the building vacant so the new owner can choose the tenant.

Built in 2006

Essential Information



MLS® #	A2098614
Price	\$499,999
Sold Price	\$450,000
Bathrooms	0.00
Acres	0.13
Year Built	2006
Type	Commercial
Sub-Type	Retail
Status	Sold

Community Information

Address	4702 50 Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1C5

Amenities

Utilities	Electricity Available
Parking Spaces	6

Interior

Interior Features	See Remarks
Heating	Boiler, In Floor, Natural Gas
Cooling	Central Air, Full

Exterior

Lot Description	Corner Lot
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2024
Date Sold	March 13th, 2024
Days on Market	65
Zoning	RCDC
HOA Fees	0.00

Listing Details

Listing Office RE/MAX real estate central alberta

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