

\$799,000 - 5029 47 Street, Sylvan Lake

MLS® #A2104773

\$799,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

Downtown, Sylvan Lake, Alberta

Introducing a prime investment opportunity in the heart of downtown Sylvan Lake – a 7 unit multi-family complex located just half a block from the picturesque beachfront. This exceptional property presents an ideal revenue-generating asset, boasting a strategic location, versatile unit configurations, and exciting possibilities for high-density development. This multi-family gem comprises 5 one-bedroom units, each equipped with a well-appointed bathroom. Additionally, the complex features a two-bedroom unit with a bathroom and completing the ensemble is a bachelor suite totaling 7 suites. One of the suites is a basement suite with a washing machine, plus one of the suites has a washer and dryer. The roof was done in 2014. The strategic location and zoning create a solid foundation for capitalizing on the growing demand for housing in Sylvan Lake. Rents for \$7000.00 per month. The adjacent lot MLS # A2104762 is for sale.

Built in 1964

Essential Information

MLS® #	A2104773
Price	\$799,000
Sold Price	\$737,500
Bathrooms	0.00
Acres	0.15
Year Built	1964



Type	Commercial
Sub-Type	Multi Family
Status	Sold

Community Information

Address	5029 47 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1C5

Amenities

Parking Spaces	7
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Interior

Heating	Boiler, Natural Gas
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Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	September 23rd, 2024
Days on Market	232
Zoning	WDC
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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