

# \$16 - 3, 4920 45 Avenue, Sylvan Lake

MLS® #A2183376

## \$16

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Palo, Sylvan Lake, Alberta

A fresh new exterior look on this 3 unit commercial building in a great location in Sylvan Lake!! Street level and located on the corner of 50th st. and 45th ave., this 1004sq.ft. unit is a great spot for a retail space, cafe, or a personal service type of business. The unit features an inviting reception area, 2 treatment rooms/offices, a large kitchen/staff room and a washroom. It has been well kept and move in ready! Signage facing 50th street is also available. Immediate possession possible! NNN \$6.50/sq.ft.

Built in 2000

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2183376   |
| Price      | \$16       |
| Sold Price | \$16       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2000       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Sold       |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3, 4920 45 Avenue |
| Subdivision | Palo              |
| City        | Sylvan Lake       |
| County      | Red Deer County   |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4S 1J9 |

**Exterior**

|              |        |
|--------------|--------|
| Construction | Stucco |
|--------------|--------|

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | December 13th, 2024  |
| Date Sold      | September 15th, 2025 |
| Days on Market | 276                  |
| Zoning         | DC-50                |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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