

**5044 50 Street  
Sylvan Lake, Alberta**

**MLS # A2280390**



# \$550,000

**Division:** Downtown

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,293 sq.ft.

**Zoning:** W-DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.08 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Leases

Turn Key Lake Investment Property! Looking for a solid investment in a can't-beat location? This property has 3 great tenants already in place and sits in one of the most sought-after areas around! You'll love the parking at the back, plus it's just steps from the water, shops, and local spots everyone's talking about. This one's a rare find &mdash; it won't last long!