

# \$4,413 - A7, 5043 50a Street, Sylvan Lake

MLS® #A2268221

**\$4,413**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Sylvan Lake, Alberta

AMPLE PARKING at this downtown LAKELAND PLAZA strip mall accessed off of LAKESHORE DRIVE and 50a Street. READY TO MOVE Formerly PLAZA LIQUOR location (Signage can stay or change to your choice). WALK IN COOLER and Shelving included in lease. Garage Back door to alley. Shoppers Drug and HR Block tax are located in this mall as well. Total costs per month: \$18/sf Base rent \$4,412. + \$4.60/SF Common area cost \$1136. +5% GST = \$5,548. per month. 5 year lease available. Tenant pays their own metered utilities. (see Video) Landlord will consider change of use options.

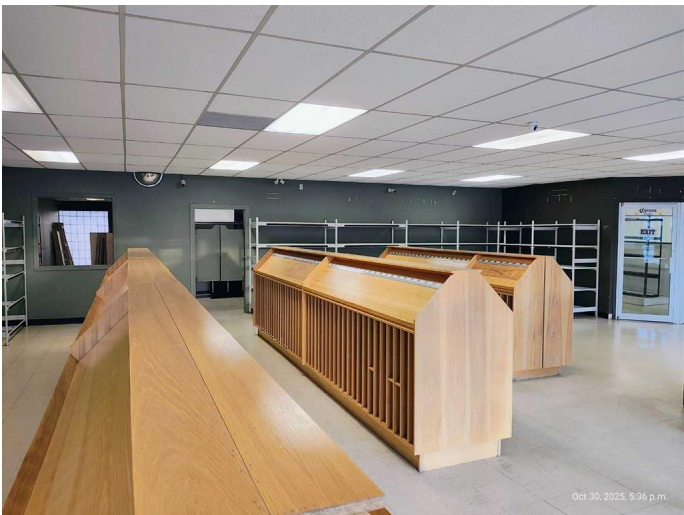
Built in 1979

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2268221   |
| Price      | \$4,413    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | A7, 5043 50a Street |
| Subdivision | Downtown            |
| City        | Sylvan Lake         |



|             |                 |
|-------------|-----------------|
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1R1         |

### **Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### **Exterior**

|      |                |
|------|----------------|
| Roof | Flat, Membrane |
|------|----------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 5                  |
| Zoning         | W-DC               |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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