

# \$3,500,000 - 5007 46 Street, Sylvan Lake

MLS® #A2174406

**\$3,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.25 Acres

Downtown, Sylvan Lake, Alberta

Ideal location with this commercial building in downtown Sylvan Lake with its striking blend of modern design and local charm. Situated just minutes from the water's edge, the exterior features large glass windows that invite natural light into the space. The open floor plans allow tenants to customize their spaces to fit their operational needs. Ample parking is available out front providing convenient access for customers. This commercial building stands as a solid investment, generating consistent revenue through its fully leased spaces.

Built in 2011

## Essential Information

MLS® #	A2174406
Price	\$3,500,000
Bathrooms	0.00
Acres	0.25
Year Built	2011
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	5007 46 Street
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta



Postal Code            T4S 1C2

**Additional Information**

Date Listed            November 4th, 2024  
Days on Market        179  
Zoning                  W-DC

**Listing Details**

Listing Office           Realty Executives Alberta Elite

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