

**150, 5003 Lakeshore Drive
Sylvan Lake, Alberta****MLS # A2223807****\$145,000****Division:** NONE**Type:** Business**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,165 sq.ft.**Zoning:** W-DC**Heating:** Forced Air**Floors:** -**Roof:** -**Exterior:** -**Water:** -**Sewer:** -**Inclusions:** Nil**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** -**Lot Feat:** -

This is a rare chance to own a well-established convenience store located in one of Sylvan Lake's busiest and most desirable areas—Lakeshore Drive—just steps from the beach. With 1,165 sq. ft. of space, this turnkey business offers exceptional visibility, high foot traffic, and ample parking, drawing a steady stream of customers year-round. The store offers a comprehensive selection of products, including dairy, snacks, general household necessities, beachwear, and fishing tackle. It also generates additional revenue from tobacco and lottery sales, along with a popular fresh coffee station. A dedicated storage area in the rear provides convenient space for inventory management. This is an excellent opportunity for an owner-operator looking to step into a profitable, well-run operation with an established customer base. The sale includes all equipment and inventory (negotiable), making it a truly turnkey purchase. The lease is highly competitive, with a base rent of \$2,293.93 per month, plus \$1,165.00 NNN and GST, and is transferable. Current lease runs until August 1, 2027. The current owner is retiring, creating an ideal opportunity for a motivated buyer to take over a thriving business in a premium location.