

**5031 50 Street  
Sylvan Lake, Alberta****MLS # A2258436****\$4,906 per month****Division:** Downtown**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 3,271 sq.ft.**Zoning:** CW**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Prime Retail Location by the Lake! A golden Opportunity for Business. Are you in search of a prime location for your business? This recently updated retail space spans a generous 3271 sqft, providing ample room for any business to thrive. Whether you're planning to open a chic boutique, a cozy cafe, or a bustling bookstore, this property is versatile enough to accommodate your vision. The property also boasts two well equipped offices, making it an ideal choice for businesses that require administrative spaces. But the real charm of this property lies in its location. Situated by the Lake its sure to attract customers. The possibilities are endless! The property has been recently updated, ensuring it that it meets modern standards and requirements, and has A/C! Its ready to go as soon as you are. \$4/sqft triple net for a total of \$5996.83/month plus GST plus utilities.