

# \$120,000 - 1, 5004 46 Street, Sylvan Lake

MLS® #A2262458

**\$120,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Sylvan Lake, Alberta

TURNKEY 1358 sq ft in busy Varsity Mall.  
CORNER unit Visible access from 50 Ave and  
46 street makes this a top LAKE DISTRICT  
location for exposure in Downtown Sylvan  
Lake within one block to the beach . Fully built  
out as a Pizza store for decades. under  
different names. Can be office or retail as  
well. Monthly base rent is \$2037 , plus  
common area cost estimated at  
\$1261.43/month for TOTAL rent of  
\$3.298.47/month plus GST and plus your  
metered utilities (gas, electricity, water and  
sewer). Landlord is looking for 5 year lease  
with renewals. Current operating name "FINE  
PIZZA AND DONAIR" is a franchise.

Built in 1993

## Essential Information

MLS® #	A2262458
Price	\$120,000
Bathrooms	0.00
Acres	0.00
Year Built	1993
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	1, 5004 46 Street
Subdivision	Downtown



City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1C2

### **Interior**

Heating	Forced Air, Natural Gas
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### **Additional Information**

Date Listed	October 6th, 2025
Days on Market	2
Zoning	Commercial

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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