

\$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	31
Zoning	Commercial

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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