

# \$16 - 102, 5034 46 Street, Sylvan Lake

MLS® #A2216804

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Prime Commercial Space Near Lakeshore Drive!

This well-located property offers just over 1,900 sq. ft. of usable space, including four private rooms—each equipped with plumbing—making it ideal for health, beauty, or professional services. Situated just one block off Lakeshore Drive, this high-visibility location is surrounded by thriving businesses, including a bakery next door, restaurants, and a liquor store. Two dedicated parking stalls at the rear add convenience for staff or clients. Landlord may consider lease incentives based on terms. A great opportunity to establish your business in one of Sylvan Lake's most walkable commercial hubs!

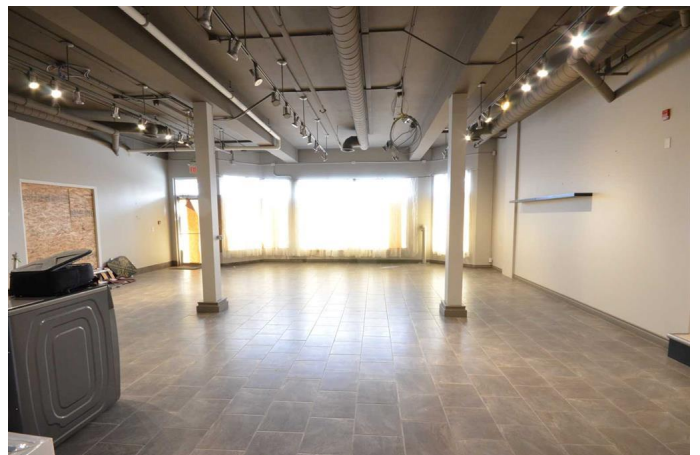
Built in 2008

## Essential Information

MLS® #	A2216804
Price	\$16
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address 102, 5034 46 Street



Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1C3

### **Amenities**

Parking Spaces     2

### **Additional Information**

Date Listed             May 1st, 2025  
Days on Market        52  
Zoning                    WDC

### **Listing Details**

Listing Office           KIC Realty

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