

# \$16 - 1, 4920 45 Avenue, Sylvan Lake

MLS® #A2218452

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Palo, Sylvan Lake, Alberta

A fresh new exterior look on this 3 unit commercial building in a great location in Sylvan Lake!! Street level and located on the corner of 50th st. and 45th ave., this 3 office, 1004 sq.ft. unit is a great spot for a personal service type of business and/or office, it has been well kept and is move in ready! A washroom, and kitchen/staff room are also ready to go in the unit too. Signage facing 50th street is also available. Immediate possession possible! NNN \$6.50/sq.ft.

Built in 2000

## Essential Information

MLS® #	A2218452
Price	\$16
Bathrooms	0.00
Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	1, 4920 45 Avenue
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1J9



**Exterior**

Construction            Stucco

**Additional Information**

Date Listed            May 6th, 2025

Days on Market        99

**Listing Details**

Listing Office           KIC Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.