

FOR SALE

4413 - 4417 50TH STREET
SYLVAN LAKE, AB





4413 - 4417 50th Street

About the Property

Positioned along 50 Street in Sylvan Lake, this 0.43-acre offering presents a redevelopment or investment opportunity with strong exposure on a primary arterial corridor. The site comprises five individual lots across two titles. Lots 5-6 total 7,500 SF and include a 1,600 SF freestanding building, currently leased to an established liquor store tenant. Lots 7-9 function as a partially paved parking area.

The parcels are offered together, with combined 2025 property taxes of \$8,068. Zoned DC-50, the property supports potential for mixed-use redevelopment, including ground floor commercial with residential above. Surrounding businesses include Timber Coffee Co., Fas Gas, Circle K, Pharmasave, and H.J. Cody School, contributing to steady traffic and visibility.

LEGAL DESCRIPTION

Plan 7833AT, Block C, Lots 5-6, 7-9

LOCATION

Sylvan Lake

PARCEL SIZE

0.43 Acre

BUILDING SIZE

1,600 SF

ZONING

DC-50 - 50th Street Direct Control District

SALE PRICE

\$540,000

PROPERTY TAXES

\$8,068 (2025)

POSSESSION

Immediate

4413 - 4417 50th Street





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