

# \$178,000 - 150, 5003 Lakeshore Drive, Sylvan Lake

MLS® #A2223807

**\$178,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Sylvan Lake, Alberta

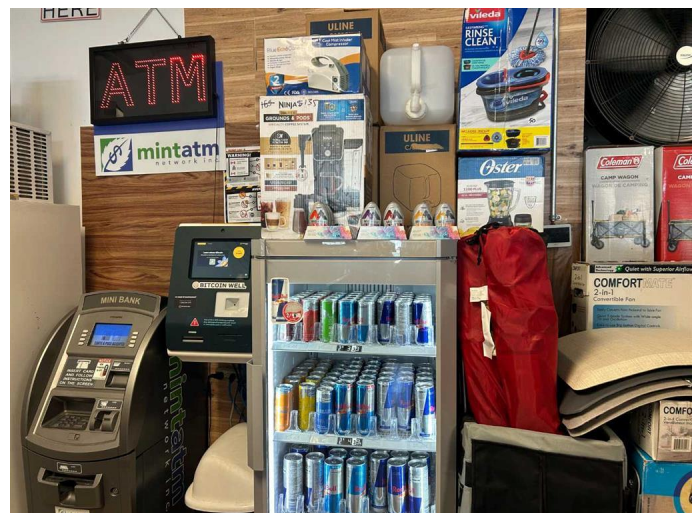
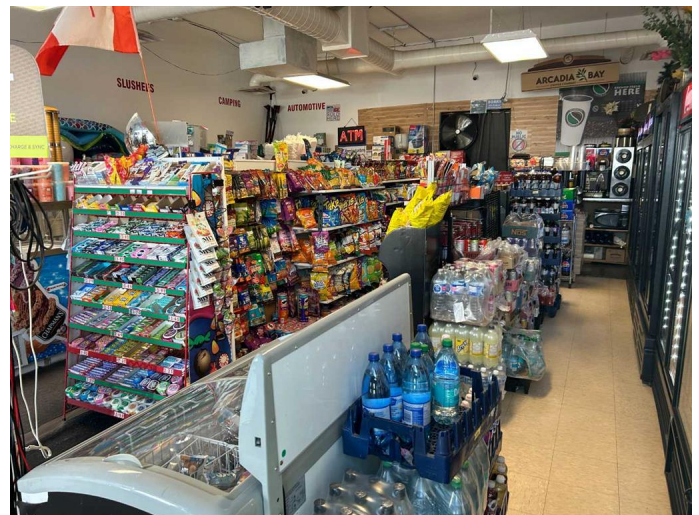
This is a rare chance to own a well-established convenience store located in one of Sylvan Lake's busiest and most desirable areas—Lakeshore Drive—just steps from the beach. With 1,165 sq. ft. of space, this turnkey business offers exceptional visibility, high foot traffic, and ample parking, drawing a steady stream of customers year-round.

The store offers a comprehensive selection of products, including dairy, snacks, general household necessities, beachwear, and fishing tackle. It also generates additional revenue from tobacco and lottery sales, along with a popular fresh coffee station. A dedicated storage area in the rear provides convenient space for inventory management.

This is an excellent opportunity for an owner-operator looking to step into a profitable, well-run operation with an established customer base. The sale includes all equipment and inventory (negotiable), making it a truly turnkey purchase.

The lease is highly competitive, with a base rent of \$2,293.93 per month, plus \$1,165.00 NNN and GST, and is transferable. Current lease runs until August 1, 2027.

The current owner is retiring, creating an ideal opportunity for a motivated buyer to take over a thriving business in a premium location.



Built in 2016

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2223807   |
| Price      | \$178,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2016       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 150, 5003 Lakeshore Drive |
| Subdivision | NONE                      |
| City        | Sylvan Lake               |
| County      | Red Deer County           |
| Province    | Alberta                   |
| Postal Code | T4S 1R3                   |

## Interior

|         |            |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 177            |
| Zoning         | W-DC           |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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