

# \$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

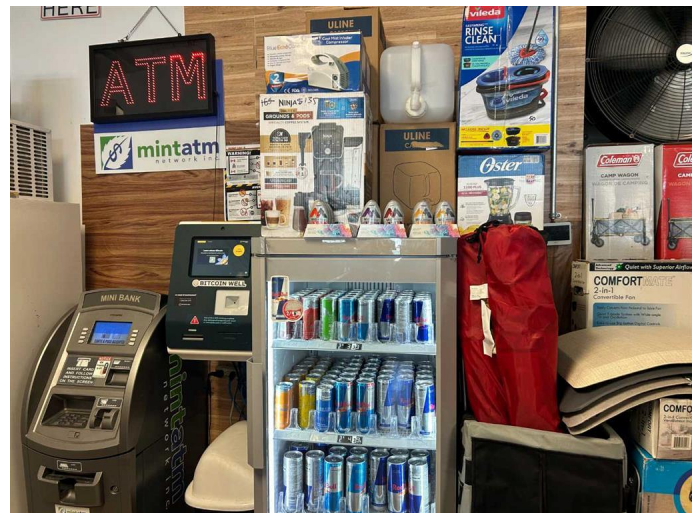
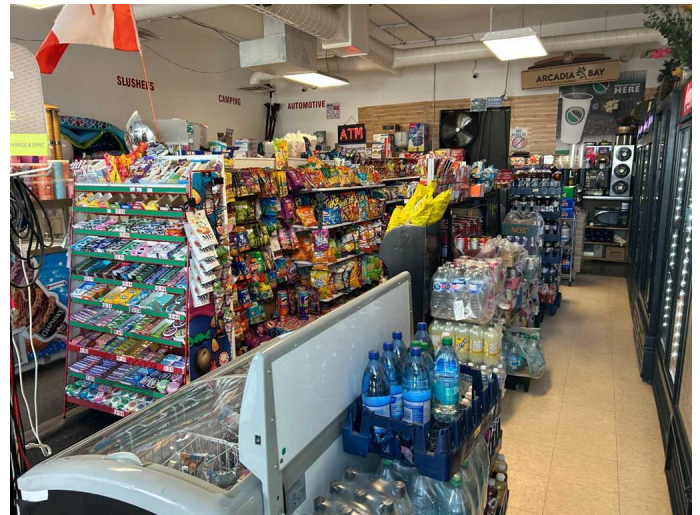
This is a rare chance to own a well-established convenience store located in one of Sylvan Lake's busiest and most desirable areas—Lakeshore Drive—just steps from the beach. With 1,165 sq. ft. of space, this turnkey business offers exceptional visibility, high foot traffic, and ample parking, drawing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

Date Listed	May 22nd, 2025
Days on Market	96
Zoning	W-DC

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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