

75 Hewlett Park Landing, Sylvan Lake, AB T4S 2J3

Prime Investment Opportunity

100% Occupied / Future Development Potential



Property Summary

- Sale Price: \$ 825,000
- CAP Rate: 6.5%
- NOI: \$ 53,625
- Building SqFt: 3,823 SQ
- Year Built: 2001
- Lot Size: 0.36 AC
- Parking: Dedicated Storefront



Future Development Opportunity

- Up to 1,500 sq ft of additional retail space available for development on the northside of the building



Property Details

- Located in the heart of Sylvan Lake
- 100% occupied
- Long term Retail Lease: All Aboard Fine Wine & Spirits Inc. (Tenant)
- Parking: 18 spaces/4.71 ratio
- Grocery anchored district with notable tenants including No Frills, McDonald's, and Scotiabank



Location Highlights

- Experience high visibility and high traffic counts
- Conveniently located just East of Highway 20 and North of 47 Avenue.



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