

FOR SALE ON LAKESHORE DRIVE

±3,850 SF High-Visibility Freestanding Retail Building | Corner Lot
3 Highway 11A, Sylvan Lake, AB T4S 1P4 | Roundabout Eatery



NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

OPPORTUNITY OVERVIEW

This high-visibility standalone restaurant property is located at the bustling intersection of Lakeshore Drive and Highway 20 in Sylvan Lake, Alberta. Currently home to Roundabout Eatery, this ±3,850 SF building sits on a generous 0.87-acre lot with ample parking, a south-facing patio, and an electrified pylon sign. With traffic counts exceeding 20,000 vehicles per day, this site offers unmatched exposure in a thriving lakeside community. Investors will appreciate the secure NNN lease in place through mid-2029, while restaurateurs will find a turnkey setup ideal for immediate operation. Zoned Highway Commercial, the property supports a wide range of permitted uses. Sylvan Lake welcomes over 1 million annual visitors and is poised for continued growth, making this a strategic opportunity for both income generation and business expansion.

PROPERTY DETAILS

LEGAL	0424787;1;3	SITE	±0.87 Acre
SUBDIVISION	East Industrial	ZONING	Highway Commercial
YEAR BUILT	2000	TAXES	\$21,197.60 (2025)
BUILDING	±3,850 SF	PRICE	\$1,500,000



For more information,
please contact:



Blair Best | Associate, Capital Markets

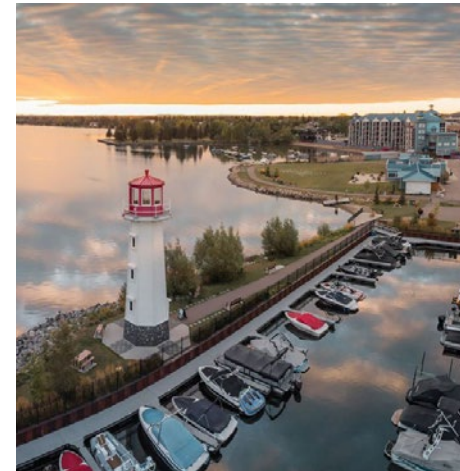
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Sylvan Lake

Sylvan Lake's prime location along Highway 11 is just 18 km west of Red Deer, a regional economic hub. Centrally positioned between Calgary and Edmonton, the town enjoys seamless access to two international airports, both just a 90-minute drive away, providing global connectivity for businesses and visitors. With Red Deer Regional Airport nearby, Sylvan Lake's central position within the Calgary-Edmonton Corridor makes it an ideal hub for commerce, tourism, and regional trade.

Sylvan Lake is positioned just off the CANAMEX Corridor, offering businesses a strategic advantage in attracting investment, expanding trade, and enhancing regional connectivity. As a key component of a North American trade route stretching from Canada through the US to Mexico, the corridor facilitates efficient transport of goods, services, and people. This corridor is a vital gateway for County businesses interested in accessing international markets.



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