



**GRASSROOTS**  
REALTY GROUP

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101, 17 Beju Industrial Drive  
Sylvan Lake, Alberta

MLS # A2217856



**\$1,150,000**

**Division:** Beju Industrial Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,601 sq.ft.

**Zoning:** CH

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Prime Commercial Office Space in Sylvan Lake's Beju Industrial Park Exceptional opportunity to own or lease 4,601 sq. ft. of professional office space in a high-visibility location. This well-designed unit features a welcoming front reception and waiting area, 10 private offices, 2 meeting rooms, a large conference room, dedicated photocopy/file room, staff kitchen, and two modern 2-piece bathrooms. Ideal for professional services, medical, or administrative operations seeking a turnkey solution in a growing commercial hub. Functional layout and ample space to support a collaborative work environment.