



**GRASSROOTS**  
REALTY GROUP

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**7 Industrial Drive  
Sylvan Lake, Alberta**

**MLS # A2248873**



**\$385,000**

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,679 sq.ft.
Zoning:	I1

Heating:	Overhead Heater(s)	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	Wood Frame	Parking:	-
Water:	Public	Lot Size:	0.64 Acre
Sewer:	Public Sewer	Lot Feat:	Level
Inclusions:	Washer, Dryer, Two Wash tubs, Spare Garage Door Panel		

Welcome to 7 Industrial Drive &mdash; a prime opportunity in the heart of Sylvan Lake's bustling Industrial Park. Zoned I1, this versatile property features 1,680 sq ft of functional space, thoughtfully laid out with both office, mezzanine and shop areas to suit a wide range of business operations or would make a great hobby shop and storage area for your toys. Set on a 27,878 sq ft lot, the property offers ample space for parking, outdoor storage, or future development, making it an excellent option for businesses looking to grow. Whether you're launching a new venture or expanding an existing operation, this vacant and move-in ready property provides a solid foundation in a high-visibility, high-potential location. Don't miss your chance to establish your business in one of Central Alberta's most dynamic industrial hubs.