



GRASSROOTS
REALTY GROUP

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**6, 14 Thevenez Industrial Trail
Sylvan Lake, Alberta**

MLS # A2260686



\$390,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,100 sq.ft.

Zoning: LI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Endless Possibilities in a Prime Location! This 2,100 sq ft multi-tenant industrial condominium offers outstanding visibility in the heart of Sylvan Lake's busy Industrial/Commercial hub, just off Highway 20 with excellent exposure and high traffic flow. Zoned I1 Industrial, this property provides a wide range of potential uses—whether you're looking for retail, service, light manufacturing, storage, or a combination of business opportunities. The unit features a 16-ft grade-level loading door at the rear for easy access, plus the added benefit of a fenced outdoor yard included in the sale. With its versatile layout and unbeatable location, this property is ready to adapt to your vision and business needs.