



**GRASSROOTS**  
REALTY GROUP

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**18 Sylvaire Close  
Sylvan Lake, Alberta**

**MLS # A2263774**



**\$2,095,000**

**Division:** Cuendet Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 15,000 sq.ft.

**Zoning:** I2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.73 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Wash bay

Welcome to an opportunity to own or lease this 15,000 SF commercial property! Located in a prime location just off HWY 20 and HWY 11A, your business will be positioned in Sylvan Lake's prime industrial zone. The 15,000 SF property includes main and upper level office spaces, kitchenettes and additional flex use space. The property is situated on 1.73 acres, the gated rear yard storage and six oversized overhead doors supports material handling and other industrial uses. Includes one 10,000 SF wash bay and one 5,000 SF separate double bay with office spaces on the west side of building, 16ft doors, 3 bays are 75ft length and . Lease option available. Trades accepted. NNN included in lease amount.