



GRASSROOTS
REALTY GROUP

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**5 Sylaire Close
Sylvan Lake, Alberta**

MLS # A2264385

\$2,200,000



Division: Cuendet Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 14,212 sq.ft.

Zoning: I1

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.64 Acres

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Fully leased industrial investment property located in Sylvan Lake's Beju Industrial Park. The 14,400 sq. ft. building sits on 1.50 acres and features a two-level office buildout totaling 8,800 sq. ft., and a 5,600 sq. ft. shop with three drive-in bays including one wash bay. Both tenants occupy under long-term triple net leases with structured rental escalations in place. Renewals are signed with no rollover until 2030. Stabilized NOI in 2026 is \$160,748, representing a 7.31% going-in CAP at list price. Site is fully fenced with radiant heat, HVAC, sunshine-panel overhead doors, sump systems, and yard access. Environmental remediation completed (Phase I & II available). Excellent turnkey investment with strong tenant profiles and long-term lease security.