



**GRASSROOTS**  
REALTY GROUP

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**5 Sylvaire 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

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.64 Acres

**Sewer:** -

**Lot Feat:** -

**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.