



**106, 4 Cuendet Industrial Way  
Sylvan Lake, Alberta**

**MLS # A2265053**



**\$1,800 per month**

**Division:** Cuendet Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,431 sq.ft.

**Zoning:** -

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Now available for lease — Front of unit only. this clean and functional 1,430 sq ft industrial bay offers exceptional versatility for trades, service, or light industrial use. The main floor (792 sq ft) features a bright front entry/reception area, private office with two bathrooms, and a spacious 14.5' x 32' shop bay with a 10' x 8' overhead door. A mezzanine level (~640 sq ft) provides additional office, storage, and staff space, complete with a kitchenette, mechanical room, and open workspace. Located in Sylvan Lake's Cuendet Industrial Park, just minutes from Highway 20 and town amenities, this bay provides easy access, paved parking, and flexible space suitable for a wide range of businesses. Total area: ~1,430 sq ft (main + mezzanine). 10' x 8' overhead bay door + man door. Two bathrooms. Kitchenette and storage mezzanine. 9' ceiling height in shop. Zoned for light industrial/commercial use.