



**8 30 Street
Sylvan Lake, Alberta**

MLS # A2271718



\$3,980,000

Division: Cuendet Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 20,900 sq.ft.

Zoning: I2

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 14.70 Acres

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Large-format industrial property in Sylvan Lake's Cuendet Industrial Area featuring >20,900 SF of improvements on 14.73 acres. The site includes a >7,800 SF two-storey office building and a >13,100 SF clear-span shop with 24' clear height, multiple oversized overhead doors, and drive-through capability. Heavy-compacted gravel yard with full maneuverability for equipment, trucks, and outdoor storage. Fully serviced with power, gas, water, and septic. I2 Heavy Industrial zoning supports a wide range of industrial uses including fabrication, trucking, equipment repair, storage yard operations, and logistics. Direct exposure onto Highway 11A with excellent regional access. Current occupancy includes two month-to-month tenants, offering flexibility for owner-users or investors. Possession negotiable and subject to tenancy.