



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

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 14.70 Acres

**Sewer:** -

**Lot Feat:** -

**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.