



**17 Sylvaire Close
Sylvan Lake, Alberta**

MLS # A2278018



\$1,295,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,319 sq.ft.

Zoning: I2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Outstanding opportunity to purchase a fully functional four-bay industrial building in Sylvan Lake's I2 Heavy Industrial district. This 8,319 sq ft facility is structured as three legal condominium units under Plan 1424178 and includes four large drive-in bays with overhead doors, radiant shop heat, and excellent yard access. Units 1 and 2 (approximately 4,146 sq ft) are occupied by one established industrial tenant on a month-to-month lease. Unit 3 (approximately 4,174 sq ft containing two bays) becomes available March 15, 2026, presenting immediate lease-up opportunity or owner-occupancy. Each bay includes finished mezzanine space on the second level, totaling approximately 1,756 sq ft across the building: Bay 1A mezzanine (668 sq ft): Full staff area with operating kitchen, two private offices, and washroom. Fully finished and operational. Bay 1B mezzanine (689 sq ft): Open commercial space with washroom and staff area with small kitchen. Fully finished and operational. Bay 3 mezzanine (399 sq ft): Open storage and commercial space. Mezzanine space is not included in the base 8,319 sq ft rentable square footage calculation, providing additional operational flexibility and built-in value for investors or owner-operators. This property is ideal for an owner-user, investor, or multi-tenant industrial operation. Adjacent surplus industrial land parcels are also available for purchase. See MLS A2278005 and MLS A2278001