



GRASSROOTS
REALTY GROUP

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**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: 8,320 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 8,320 sq ft facility is configured as three legal condominium units and includes four large drive-in bays with Sunshine overhead doors, radiant shop heat, mezzanine office/storage, and excellent yard access. Two of the bays are currently tenanted with a new 5 year lease. The property is ideal for an owner-user, investor, or multi-tenant operation. This building may also be purchased together with one or both of the adjacent surplus industrial land parcels (1.05 acres and 1.20 acres), providing up to 2.25 acres of improved yard space. - MLS Listings A2278005 and A2278001