



**103, 20 Cuendet Industrial Way  
Sylvan Lake, Alberta**

**MLS # A2284370**

**\$424,900**

**Division:** Beju Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,674 sq.ft.

**Zoning:** I1



**Heating:** Ceiling, Forced Air

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Overhead Door Opener

**LOCATION, LAYOUT & FLEXIBILITY.** Situated just east of Highway 20 in Sylvan Lake's fast-growing Beju Industrial Area, this well-designed professional industrial bay presents an excellent opportunity for both owner-users and investors. The 30' x 80' unit features fully engineered second-floor office space with a separate exterior entrance, complete with two private offices, a boardroom, open reception area, lunchroom, storage room, and a 3-piece bathroom. The main level offers a functional split layout with a 30' x 38' front workspace and a rear 30' x 39' shop area equipped with a 16' overhead door. Two 2-piece bathrooms and a work area, full rear access to the upper level adds operational flexibility. A gated rear yard provides secure outdoor storage or additional parking, making this an adaptable space for a wide range of business uses. Photos are prior to current tenant. Tenant would stay, is month to month.