



GRASSROOTS
REALTY GROUP

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**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

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Overhead Door Opener

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.