



GRASSROOTS
REALTY GROUP

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**3, 14 Thevenaz Industrial Trail
Sylvan Lake, Alberta**

MLS # A2295184



\$424,900

Division: Beju Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: Light Industrial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This 3,000 square foot industrial condominium is available for sale in the heart of Sylvan Lake's busy commercial corridor. Located in a well-maintained multi-tenant complex, Bay 3 offers a highly functional layout with 1,800 square feet of finished office space up front and 1,200 square feet of clean shop space at the rear. The shop includes a 14-foot overhead door for easy loading and a poured concrete floor. Inside, you'll find two washrooms and a small kitchen setup, ideal for teams needing both workspace and a customer-facing front. A fenced storage yard at the back is included, adding secure outdoor space for equipment or materials. The upstairs office has legal separate access, making it a flexible option for additional rental income or private workspace. This I1-zoned unit is positioned just off Highway 20, offering excellent exposure and easy access for clients, staff, and deliveries.