



**GRASSROOTS**  
REALTY GROUP

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4, 20A Sylvaire Close  
Sylvan Lake, Alberta

MLS # A2177493



**\$295,000**

**Division:** Cuendet Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,440 sq.ft.

**Zoning:** I2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Great place for your business, shop or storage. Highway 11A exposure. Plenty of shared parking. Located in Sylvan Lake, Immediate possession available. 24x60 bay with 14x16 overhead door. Office/mezzanine on upper, there is also a bathroom. Condo fees \$325 monthly.