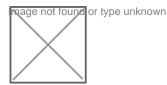


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 101, 17 SYLVAIRE CLOSE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Sylvan Lake, Alberta

Listing ID: 28764

MLS ID: A2171838

\$740,000



△ JERRY RUSH

**(403)** 352-6775

Royal Lepage Network Realty Corp.

**403-887-2286** 

rM1

101, 17 Sylvaire Close, Sylvan Lake, Alberta T4S 2H6

**Transaction Type** 

For Sale

**Days On Market** 

265

Zoning

12

Subdivision

Beju Industrial Park

Year Built

2005

Structure Type

Industrial

**Property Type** 

Commercial

Industrial

Legal Plan 1424178

Building Area (Sq. Ft.)

4000.00

Building Area (Sq. M.)

**Property Sub Type** 

371.61

Inclusions

Air Compressor

Restrictions

Reports

None Known Title

Great Tenant on month to month basis at \$12/sq ft/yr net is willing to stay or vacate. 2700 sq ft of warehouse with efficient Radiant Tube heat PLUS OFFICES. The 2 warehouse bays are 25'x54 each. 2 16'x12' Overhead SUNSHINE doors. Floor drain sumps. Total of 3 offices, one 25'x22' assembly repair room next to the offices on main. On upper level there is a very nicely put together board room with office, kitchen and bathroom. On the south side upper level is one large 25'x25' heated storage area. The offices are heated by a gas forced air furnace with central air conditioning. .5 ACRE LOT. Great investment income property or your future business home in a location (Sylvan Lake population 17K) that will attract good employees and only 20 km to Red Deer. These are 2 equal sized bays with 2 separate Titles that the owner wants sold together at the same time.

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