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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

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

Transaction Type

For Sale

Days On Market

265

Zoning

I2

Subdivision

Beju Industrial Park

Year Built

2005

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1424178

Building Area (Sq. Ft.)

4000.00

Building Area (Sq. M.)

371.61

Inclusions

Air Compressor

Restrictions

None Known

Reports

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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