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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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 331	<b>Zoning</b> I2
<b>Subdivision</b> Beju Industrial Park	<b>Year Built</b> 2005	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1424178
<b>Building Area (Sq. Ft.)</b> 4000.00	<b>Building Area (Sq. M.)</b> 371.61	<b>Inclusions</b> Air Compressor
<b>Restrictions</b> None Known	<b>Reports</b> 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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