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7 INDUSTRIAL DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Sylvan Lake, Alberta



Listing ID:
31775


MLS ID:
A2248873

\$385,000



 **GREG GANSKE**
 (403) 318-9394

 Real Broker
 855-623-6900

 7 Industrial Drive , Sylvan Lake , Alberta T4S 1P4

Transaction Type For Sale	Days On Market 45	Zoning I1
Subdivision NONE	Year Built 1982	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 8222452
Building Area (Sq. Ft.) 1679.00	Building Area (Sq. M.) 155.98	Lot Size (Sq. Ft.) 27878
Lot Size (Acres) 0.64	Construction Type Wood Frame	Roof Asphalt Shingle
Foundation Poured Concrete	Electric 100 Amp Service	Cooling None
Heating Overhead Heater(s)	Lot Features Level	Inclusions Washer, Dryer, Two Wash tubs, Spare Garage Door Panel
Restrictions None Known	Reports None	

Welcome to 7 Industrial Drive — a prime opportunity in the heart of Sylvan Lake's bustling Industrial Park. Zoned I1, this versatile property features 1,680 sq ft of functional space, thoughtfully laid out with both office, mezzanine and shop areas to suit a wide range of business operations or would make a great hobby shop and storage area for your toys. Set on a 27,878 sq ft lot, the property offers ample space for parking, outdoor storage, or future development, making it an excellent option for businesses looking to grow. Whether you're launching a new venture or expanding an existing operation, this vacant and move-in ready property provides a solid foundation in a high-visibility, high-potential location. Don't miss your chance to establish your business in one of Central Alberta's most dynamic industrial hubs.

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