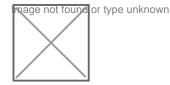


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7 INDUSTRIAL DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationSylvan Lake, Alberta

Listing ID: 31775

MLS ID: A2248873

\$385,000



 $\stackrel{\circ}{-}$ GREG GANSKE

2 (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

11

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

RestrictionsNone 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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