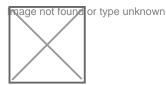


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

6, 14 THEVENEZ INDUSTRIAL TRAIL FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationSylvan Lake, Alberta

Listing ID: 32306

MLS ID: A2260686

\$390,000



△ SANDI HALLGREN

- **(403)** 318-8393
- RE/MAX real estate central alberta
- **403-887-2217**

rM1

6, 14 Thevenez Industrial Trail , Sylvan Lake , Alberta $\,$ T4S 2J7 $\,$

Transaction Type Title Days On Market

For Sale Fee Simple

ZoningSubdivisionYear BuiltLINONE2008

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0826072 2100.00 195.09

InclusionsRestrictionsReportsN/ASee RemarksBuilding Plans

Endless Possibilities in a Prime Location! This 2,100 sq ft multi-tenant industrial condominium offers outstanding visibility in the heart of Sylvan Lake's busy Industrial/Commercial hub, just off Highway 20 with excellent exposure and high traffic flow. Zoned I1 Industrial, this property provides a wide range of potential uses—whether you're looking for retail, service, light manufacturing, storage, or a combination of business opportunities. The unit features a 16-ft grade-level loading door at the rear for easy access, plus the added benefit of a fenced outdoor yard included in the sale. With its versatile layout and unbeatable location, this property is ready to adapt to your vision and business needs.

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