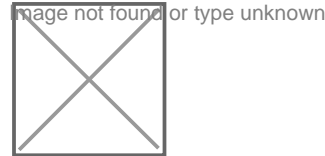


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 18 SYLVAIRE CLOSE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Sylvan Lake, Alberta

**Listing ID:**  
32479

**MLS ID:**  
A2263774

**\$2,095,000**



 **ANDREW MCWILLIAM**  
 (403) 392-3386

 Maxwell Real Estate Solutions Ltd.  
 403-346-7755

 18 Sylvaire Close , Sylvan Lake , Alberta T4S 2H6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 190	<b>Zoning</b> I2
<b>Subdivision</b> Cuendet Industrial Park	<b>Year Built</b> 2001	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0122411
<b>Building Area (Sq. Ft.)</b> 15000.00	<b>Building Area (Sq. M.)</b> 1393.53	<b>Lot Size (Sq. Ft.)</b> 75358
<b>Lot Size (Acres)</b> 1.73	<b>Inclusions</b> Wash bay	<b>Restrictions</b> None Known

#### Reports

Environmental Phase 1

Welcome to an opportunity to own or lease this 15,000 SF commercial property! Located in a prime location just off HWY 20 and HWY 11A, your business will be positioned in Sylvan Lake's prime industrial zone. The 15,000 SF property includes main and upper level office spaces, kitchenettes and additional flex use space. The property is situated on 1.73 acres, the gated rear yard storage and six oversized overhead doors supports material handling and other industrial uses. Includes one 10,000 SF wash bay and one 5,000 SF separate double bay with office spaces on the west side of building, 16ft doors, 3 bays are 75ft length and . Lease option available. Trades accepted. NNN included in lease amount.

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