

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

Transaction Type

For Sale

Days On Market

128

Zoning

I2

Subdivision

Cuendet Industrial Park

Year Built

2001

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0122411

Building Area (Sq. Ft.)

15000.00

Building Area (Sq. M.)

1393.53

Lot Size (Sq. Ft.)

75358

Lot Size (Acres)

1.73

Inclusions

Wash bay

Restrictions

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.