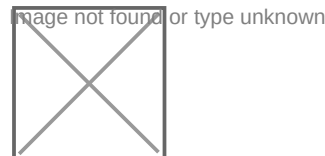


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

106, 4 CUENDET INDUSTRIAL WAY FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Sylvan Lake, Alberta

Listing ID:
32575

MLS ID:
A2265053

\$1,800



 **BEN JAMES**
 (403) 396-1290

 KIC Realty
 877-737-3236

 106, 4 Cuendet Industrial Way , Sylvan Lake , Alberta T4S2J7

Transaction Type For Lease	Days On Market 1	Lease Amount 1800.00
Lease Frequency Monthly	Subdivision Cuendet Industrial Park	Building Type Mixed Use
Year Built 2002	Structure Type Multi Unit	Property Type Commercial
Property Sub Type Mixed Use	Building Area (Sq. Ft.) 1431.00	Building Area (Sq. M.) 132.94
Cooling Central Air	Heating Forced Air,Natural Gas	Inclusions NA
Restrictions Landlord Approval	Reports Formal Lease	

Now available for lease —Front of unit only. this clean and functional 1,430 sq ft industrial bay offers exceptional versatility for trades, service, or light industrial use. The main floor (792 sq ft) features a bright front entry/reception area, private office with two bathrooms, and a spacious 14.5' x 32' shop bay with a 10' x 8' overhead door. A mezzanine level (~640 sq ft) provides additional office, storage, and staff space, complete with a kitchenette, mechanical room, and open workspace. Located in Sylvan Lake's Cuendet Industrial Park, just minutes from Highway 20 and town amenities, this bay provides easy access, paved parking, and flexible space suitable for a wide range of businesses. Total area: ~1,430 sq ft (main + mezzanine). 10' x 8' overhead bay door + man door. Two bathrooms. Kitchenette and storage mezzanine. 9' ceiling height in shop. Zoned for light industrial/commercial use. Lease Rate: Negotiable — contact for terms and availability.

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