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5 SYLVAIRE CLOSE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationSylvan Lake, Alberta

Listing ID: 32738

MLS ID: A2264385

\$2,200,000



△ KEVIN LAPP

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5 Sylvaire Close , Sylvan Lake , Alberta T4S 1P4

Transaction Type Zoning Subdivision

For Sale I1 Cuendet Industrial Park

Year BuiltStructure TypeProperty Type2003IndustrialCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 2222414 14212.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

1320.33 114998 2.64

Inclusions Restrictions Reports

N/A None Known

Environmental Phase 1,Environmental Phase 2,Leases,Title

Fully leased industrial investment property located in Sylvan Lake's Beju Industrial Park. The 14,400 sq. ft. building sits on 1.50 acres and features a two-level office buildout totaling 8,800 sq. ft., and a 5,600 sq. ft. shop with three drive-in bays including one wash bay. Both tenants occupy under long-term triple net leases with structured rental escalations in place. Renewals are signed with no rollover until 2030. Stabilized NOI in 2026 is \$160,748, representing a 7.31% going-in CAP at list price. Site is fully fenced with radiant heat, HVAC, sunshine-panel overhead doors, sump systems, and yard access. Environmental remediation completed

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(Phase I & II available). Excellent turnkey investment with strong tenant profiles and long-term lease security.

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