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5 SYLVAIRE CLOSE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Sylvan Lake, Alberta

Listing ID:
32738

MLS ID:
A2264385

\$2,200,000



 **KEVIN LAPP**
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 **eXp Realty**
 403-887-1237

 5 Sylvaire Close , Sylvan Lake , Alberta T4S 1P4

| | | |
|--------------------------------|-------------------------------|---------------------------|
| Transaction Type | Days On Market | Zoning |
| For Sale | 67 | I1 |
| Subdivision | Year Built | Structure Type |
| Cuendet Industrial Park | 2003 | Industrial |
| Property Type | Property Sub Type | Legal Plan |
| Commercial | Industrial | 2222414 |
| Building Area (Sq. Ft.) | Building Area (Sq. M.) | Lot Size (Sq. Ft.) |
| 14212.00 | 1320.33 | 114998 |
| Lot Size (Acres) | Inclusions | Restrictions |
| 2.64 | N/A | None Known |

Reports

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

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