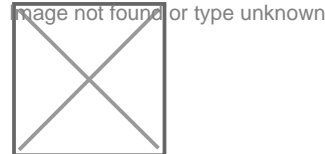


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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**
 (403) 887-1237

 eXp Realty
 403-887-1237

 5 Sylvaire Close , Sylvan Lake , Alberta T4S 1P4

Transaction Type For Sale	Days On Market 67	Zoning I1
Subdivision Cuendet Industrial Park	Year Built 2003	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 2222414
Building Area (Sq. Ft.) 14212.00	Building Area (Sq. M.) 1320.33	Lot Size (Sq. Ft.) 114998
Lot Size (Acres) 2.64	Inclusions N/A	Restrictions 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.

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.