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8 30 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Sylvan Lake, Alberta

Listing ID:
32971

MLS ID:
A2271718

\$3,980,000



 **KEVIN LAPP**
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 8 30 Street , Sylvan Lake , Alberta T4S 2P3

Transaction Type For Sale	Days On Market 169	Zoning I2
Subdivision Cuendet Industrial Park	Year Built 2004	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 9520115
Building Area (Sq. Ft.) 20900.00	Building Area (Sq. M.) 1941.66	Lot Size (Sq. Ft.) 640332
Lot Size (Acres) 14.70	Inclusions N/A	Restrictions None Known

Reports

Leases,Other Documents,RPR,Title

Large-format industrial property in Sylvan Lake's Cuendet Industrial Area featuring ±20,900 SF of improvements on 14.73 acres. The site includes a ±7,800 SF two-storey office building and a ±13,100 SF clear-span shop with 24' clear height, multiple oversized overhead doors, and drive-through capability. Heavy-compacted gravel yard with full maneuverability for equipment, trucks, and outdoor storage. Fully serviced with power, gas, water, and septic. I2 Heavy Industrial zoning supports a wide range of industrial uses including fabrication, trucking, equipment repair, storage yard operations, and logistics. Direct exposure onto Highway 11A with excellent regional access. Current occupancy includes two month-to-month tenants, offering flexibility for owner-users or investors. Possession negotiable and subject to tenancy.

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