

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.

3, 14 THEVENAZ INDUSTRIAL TRAIL FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Sylvan Lake, Alberta



Listing ID:
33145


MLS ID:
A2274019

\$424,900



 **JIM JARDINE**
 (403) 887-8579

 CIR Realty
 403-358-3883

 3, 14 Thevenaz Industrial Trail , Sylvan Lake , Alberta T4S 2J7

Transaction Type

For Sale

Days On Market

1

Zoning

Light Industrial

Subdivision

Beju Industrial Park

Year Built

2008

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0826072

Building Area (Sq. Ft.)

3000.00

Building Area (Sq. M.)

278.71

Inclusions

N/A

Restrictions

None Known

Reports

None

This 3,000 square foot industrial condominium is available for sale or lease in the heart of Sylvan Lake's busy commercial corridor. Located in a well-maintained multi-tenant complex, Bay 3 offers a highly functional layout with 1,800 square feet of finished office space up front and 1,200 square feet of clean shop space at the rear. The shop includes a 14-foot overhead door for easy loading and a poured concrete floor. Inside, you'll find two washrooms and a small kitchen setup, ideal for teams needing both workspace and a customer-facing front. This I1-zoned unit is positioned just off Highway 20, offering excellent exposure and easy access for clients, staff, and deliveries.

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.