

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.

103, 20 CUENDET INDUSTRIAL WAY FOR SALE



Commercial Real Estate > Commercial Property for Sale


Location
Sylvan Lake, Alberta



Listing ID:
33911


MLS ID:
A2284370

\$399,900



 **BEN JAMES**
 (403) 396-1290

 KIC Realty
 877-737-3236

 103, 20 Cuendet Industrial Way , Sylvan Lake , Alberta T4S 2J7

Transaction Type For Sale	Title Fee Simple	Days On Market 62
Zoning I1	Subdivision Beju Industrial Park	Building Type Commercial Mix
Year Built 2012	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1320265	Building Area (Sq. Ft.) 3674.00
Building Area (Sq. M.) 341.32	Footprint (Sq. Ft.) 2400	Heating Ceiling,Forced Air
Access to Property Direct Access	Inclusions Overhead Door Opener	Restrictions None Known
Reports Title		

LOCATION, LAYOUT & FLEXIBILITY. Situated just east of Highway 20 in Sylvan Lake's fast-growing Beju Industrial Area, this well-designed professional industrial bay presents an excellent opportunity for both owner-users and investors. The 30' x 80' unit features fully engineered second-floor office space with a separate exterior entrance, complete with two private offices, a boardroom, open reception area, lunchroom, storage room, and a 3-piece bathroom. The main level offers a functional split layout with a 30' x 38' front workspace and a rear 30' x 39' shop area equipped with a 16' overhead door. Two 2-piece bathrooms and a work area, full rear access to the upper level adds operational flexibility. A gated rear yard provides secure outdoor storage or additional parking, making this an adaptable space for a wide range of business uses. Photos are prior to current tenant. Tenant would stay, is month to month.

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.