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2, 20B SYLVAIRE CLOSE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Sylvan Lake, Alberta

Listing ID:
33992

MLS ID:
A2285769

\$1,350



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 **2, 20b Sylvaire Close , Sylvan Lake , Alberta T4S2H6**

Transaction Type	Days On Market	Zoning
For Lease	2	I2
Subdivision	Building Type	Year Built
Cuendet Industrial Park	Warehouse	2002
Structure Type	Property Type	Property Sub Type
Warehouse	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0220264	1198.00	111.30
Footprint (Sq. Ft.)	Construction Type	Roof
1198	Metal Siding	Metal
Foundation	Heating	Inclusions
Slab	Overhead Heater(s),Natural Gas,Radiant	N/A
Restrictions	Reports	
None Known	None	

This industrial condominium unit is strategically positioned with exposure to Highway 11A with over 6500 vehicles per day for optimum exposure. A functional warehouse layout with 23'4" ceiling height, radiant heat, and a 12' x 16' overhead door, all within the Town's Heavy Industrial District. Strategically positioned along Highway 11A, this industrial condominium unit is designed for efficient warehouse operations with excellent visibility and access. The unit consists of open warehouse space with a two piece bathroom. The layout supports storage, fabrication, or service based operations that benefit from vertical space and easy loading access. The warehouse is equipped with a 12' x 16' overhead door and radiant heat for year round functionality. Ceiling height reaches up to 23'4", creating flexibility for racking, equipment, or overhead storage.

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