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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



 **PAT GARRITY**
 (403) 872-1629

 **CIR Realty**
 403-358-3883

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

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