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3, 14 THEVENAZ INDUSTRIAL TRAIL FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Sylvan Lake, Alberta

Listing ID:
34497

MLS ID:
A2295184

\$399,900



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

Transaction Type For Sale	Days On Market 64	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 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. A fenced storage yard at the back is included, adding secure outdoor space for equipment or materials. The upstairs office has legal separate access, making it a flexible option for additional rental income or private workspace. This I1-zoned unit is positioned just off Highway 20, offering excellent exposure and easy access for clients, staff, and deliveries.

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