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2 INDUSTRIAL DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Sylvan Lake, Alberta



Listing ID:
35297


MLS ID:
A2311829

\$1,899,000



 **BEN JAMES**

 KIC Realty
 877-737-3236

 2 Industrial Drive , Sylvan Lake , Alberta T4S1P4

Transaction Type For Sale	Title Fee Simple	Zoning I1
Subdivision Beju Industrial Park	Building Type Free-Standing,Mixed Use,See Remarks,Warehouse	Year Built 1985
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 8222452	Building Area (Sq. Ft.) 10000.00	Building Area (Sq. M.) 929.02
Lot Size (Sq. Ft.) 140263	Lot Size (Acres) 3.22	Footprint (Sq. Ft.) 10000
Roof Metal	Heating Forced Air,Natural Gas,Radiant	Access to Property Direct Access
Inclusions Garage Door Opener	Restrictions None Known	Reports Environmental Phase 1,Land Survey

Exceptional Commercial Opportunity – Prime Highway Exposure! The main facility spans approximately 10,000 sq. ft., featuring a functional mezzanine and dedicated office space. An additional 1,600 sq. ft. detached shop provides flexible workspace, ideal for expansion or specialized operations. Situated on 3.2 acres, this property offers tremendous potential for further development to accommodate a variety of commercial or industrial ventures. Pre-approved subdivision of a 1-acre parcel to the south of the main buildings presents future flexibility or resale potential.

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