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31 CUENDET INDUSTRIAL WAY FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Sylvan Lake, Alberta



Listing ID:
20426


MLS ID:
A2039505

\$875,000



 **TAMMY JENSEN**
 (403) 550-4573

 Royal LePage Network Realty Corp.
 403-346-8900

 31 Cuendet Industrial Way , Sylvan Lake , Alberta T4S 2J8

Transaction Type

For Sale

Days On Market

380

Zoning

I1

Subdivision

Beju Industrial Park

Year Built

2004

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0325937

Building Area (Sq. Ft.)

9014.00

Building Area (Sq. M.)

837.42

Lot Size (Sq. Ft.)

21963

Lot Size (Acres)

0.50

Construction Type

Stucco

Roof

Metal

Foundation

Poured Concrete

Cooling

Central Air,Partial

Heating

In Floor,Forced Air

Lot FeaturesCorner Lot,Near Shopping
Center,Level,Paved,Private**Commercial Amenities**Exercise
Room,Kitchen,Lunchroom,Parking-Extra**Access to Property**Direct Access,Major Shopping
Nearby,Mixed,Paved Road,Public
Transportation Nearby**Inclusions**

fridge, stove, dishwasher, mirrors

Restrictions

None Known

Reports

Building Plans

Great Commercial Opportunity!! Multi-business building, endless possibilities for this custom built building boasts just over 9000 square feet! Sublet to other businesses, lots of storage, studios/rooms, bathroom/locker room areas, sitting area & offices. 2 Furnaces, in floor heat & air conditioning on the upper level. East studio was an addition that was built on approx. 6 years after the main building. The East wall has a pre-framed in option for an 18' overhead door if needed. Stucco building, full metal roof, insulated all around the foundation. Huge parking lot can accommodate approximately 32 cars.

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