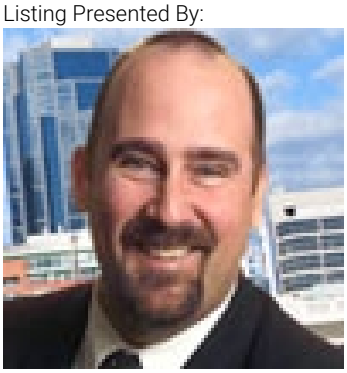


14 Thevenaz Industrial Trail Sylvan Lake Alberta

$11

This 3,000 square foot industrial condominium is available for lease 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. (id:6769)

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