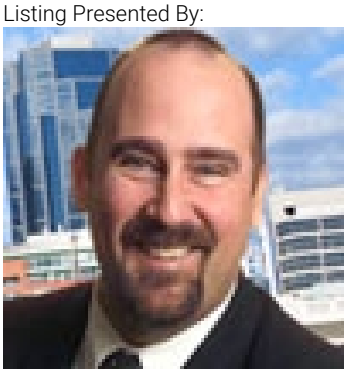


20 Cuendet Industrial Way Sylvan Lake Alberta

$419,900

Fully renovated and move-in ready industrial bay in Sylvan Lake's Beju Industrial Park, just east of Highway 20. This 3,674 SF bare land condo has been completely updated and presents in like-new condition throughout. The main floor (2,400 SF) features an open-concept layout following the removal of the central dividing wall, creating a clean and flexible space for a wide range of business or personal uses. The concrete floors, walls, ceilings, doors, and trim have all been freshly painted, and all lighting has been replaced and upgraded. A 16-foot overhead door provides rear access, and a gated rear yard adds secure outdoor storage or parking, Plenty of room for all your equipment & toys. The fully engineered second floor (1,274 SF) offers a separate exterior entrance and is ideal for office use, storage, or a private workspace. Two washrooms are included.Built in 2012 and zoned I1, this unit suits the owner-operator, investor, or lifestyle buyer looking for a clean, well-located bay they can put to work immediately. A strong income story supports the asking price for the investment-minded buyer. (id:6769)

Listing Presented By:



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