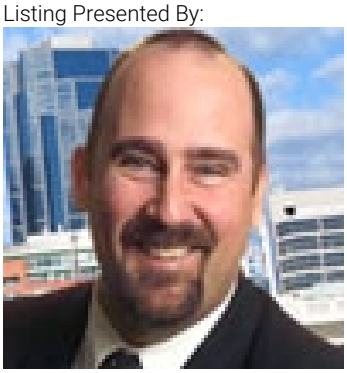


8 30 Street Sylvan Lake Alberta

$3,980,000

Large-format industrial property in Sylvan Lake's Cuendet Industrial Area featuring ?20,900 SF of improvements on 14.73 acres. The site includes a ?7,800 SF two-storey office building and a ?13,100 SF clear-span shop with 24' clear height, multiple oversized overhead doors, and drive-through capability. Heavy-compacted gravel yard with full maneuverability for equipment, trucks, and outdoor storage. Fully serviced with power, gas, water, and septic. I2 Heavy Industrial zoning supports a wide range of industrial uses including fabrication, trucking, equipment repair, storage yard operations, and logistics. Direct exposure onto Highway 11A with excellent regional access. Current occupancy includes two month-to-month tenants, offering flexibility for owner-users or investors. Possession negotiable and subject to tenancy. (id:6769)

Listing Presented By:



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eXp Realty - Sylvan Lake

http://www.lapprealty.ca/

RE/MAX Realty Professionals

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