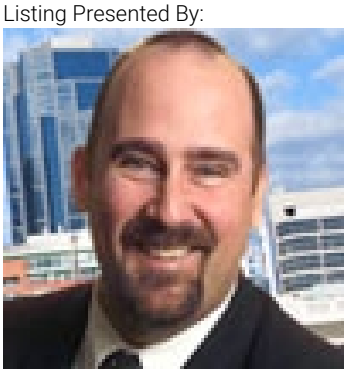


9 Beju Ind Drive Sylvan Lake Alberta

$1,999,000

Single-tenant triple net investment property on Highway 20 in Sylvan Lake. Purpose-built commercial building on 1.04 acres, CH Highway Commercial zoning, constructed 2005. Two storeys with mezzanine. Open-span construction with high clear ceiling heights and no interior columns through the principal floor area. Owned surface parking with direct highway exposure and access.Currently leased to Landmark Cinemas of Canada Inc. on a triple net basis at $135,000 per annum, with the tenant responsible for all operating costs and property taxes. Lease expires January 9, 2030. Located in one of Alberta's fastest-growing communities. Building configuration supports a range of alternative uses including recreation, entertainment, food and beverage, medical, childcare, and assembly occupancies. (id:6769)

Listing Presented By:



Originally Listed by:
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