

# \$740,000 - 101, 17 Sylvaire Close, Sylvan Lake

MLS® #A2171838

**\$740,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beju Industrial Park, Sylvan Lake, Alberta

Great Tenant on month to month basis at \$12/sq ft/yr net is willing to stay or vacate. 2700 sq ft of warehouse with efficient Radiant Tube heat PLUS OFFICES. The 2 warehouse bays are 25'x54 each. 2 16'x12' Overhead SUNSHINE doors. Floor drain sumps. Total of 3 offices, one 25'x22' assembly repair room next to the offices on main. On upper level there is a very nicely put together board room with office, kitchen and bathroom. On the south side upper level is one large 25'x25' heated storage area. The offices are heated by a gas forced air furnace with central air conditioning. .5 ACRE LOT. Great investment income property or your future business home in a location (Sylvan Lake population 17K) that will attract good employees and only 20 km to Red Deer. These are 2 equal sized bays with 2 separate Titles that the owner wants sold together at the same time.

Built in 2005

## Essential Information

MLS® #	A2171838
Price	\$740,000
Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Commercial
Sub-Type	Industrial
Status	Active



**Community Information**

Address	101, 17 Sylvaire Close
Subdivision	Beju Industrial Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2H6

**Additional Information**

Date Listed	October 7th, 2024
Days on Market	206
Zoning	I2

**Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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