

# \$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	180
Zoning	I2

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.