

**6, 14 Thevenez Industrial Trail
Sylvan Lake, Alberta**

MLS # A2260686



\$390,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,100 sq.ft.
Zoning:	LI

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Endless Possibilities in a Prime Location! This 2,100 sq ft multi-tenant industrial condominium offers outstanding visibility in the heart of Sylvan Lake's busy Industrial/Commercial hub, just off Highway 20 with excellent exposure and high traffic flow. Zoned I1 Industrial, this property provides a wide range of potential uses—whether you're looking for retail, service, light manufacturing, storage, or a combination of business opportunities. The unit features a 16-ft grade-level loading door at the rear for easy access, plus the added benefit of a fenced outdoor yard included in the sale. With its versatile layout and unbeatable location, this property is ready to adapt to your vision and business needs.