

**30 Thevenaz Industrial Trail  
Sylvan Lake, Alberta**

**MLS # A2274704**

**\$354,000**

**Division:** Beju Industrial Park

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,556 sq.ft.

**Zoning:** I1

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

Welcome to the WHEELHOUSE GARAGE , Gated and Secured - The Ultimate MAN-CAVE. A place to safely store all of your toys and treasures as well as get a way to hang out with friends and family. This 1538 sq foot space can easily spring to another level with a Mezzanine for entertaining space with Poker tables , couches and big screen TV's. Imagine the main floor with a Golf Simulator, Epoxy Floors , Car Lifts and Retro Signs on the wall, an amazing space to get away from the hustle and bustle of everyday life. This space awaits your endless imagination and creativity to bring it to life