

2, 20b Sylvaire Close  
Sylvan Lake, Alberta

MLS # A2285769



## \$1,350 per month

**Division:** Cuendet Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,198 sq.ft.

**Zoning:** I2

**Heating:** Overhead Heater(s), Natural Gas, Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This industrial condominium unit is strategically positioned with exposure to Highway 11A with over 6500 vehicles per day for optimum exposure. A functional warehouse layout with 23'4" ceiling height, radiant heat, and a 12' x 16' overhead door, all within the Town's Heavy Industrial District. Strategically positioned along Highway 11A, this industrial condominium unit is designed for efficient warehouse operations with excellent visibility and access. The unit consists of open warehouse space with a two piece bathroom. The layout supports storage, fabrication, or service based operations that benefit from vertical space and easy loading access. The warehouse is equipped with a 12' x 16' overhead door and radiant heat for year round functionality. Ceiling height reaches up to 23'4", creating flexibility for racking, equipment, or overhead storage.