

2 Industrial Drive
Sylvan Lake, Alberta

MLS # A2115847



\$4,200,000

Division:	Beju Industrial Park
Type:	Industrial
Bus. Type:	Auto Parts,Auto Service,Auto Wrecking
Sale/Lease:	For Sale
Bldg. Name:	Lake City Services
Bus. Name:	Lake City Services
Size:	11,600 sq.ft.
Zoning:	I1

Heating: Forced Air, Natural Gas, Radiant

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: Asset List Provided

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 3.20 Acres

Lot Feat: -

Opportunity awaits! Prime Location!! Excellent long term business (Lake City Services) Located just off of Hwy 20, this property offers 500' of Hwy 20 frontage with quick access to downtown and all major highways. Main building is 10,000 sqft which includes a mezzanine and office space. The 1,600 sqft shop allows for additional workspace, not attached to the main building. Huge potential for further development with 3.2 acres to suit your needs. Price includes business, assets, tow trucks, inventory, and more. Property does have pre-approved subdivision of a 1 acres parcel to the south of buildings as an option. Sellers also have a 1/2 acre Property directly to the north that could be negotiated. Please do not contact the owners directly.