



**GRASSROOTS**  
REALTY GROUP

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**3, 14 Thevenaz Industrial Trail  
Sylvan Lake, Alberta**

**MLS # A2295184**



**\$399,900**

**Division:** Beju Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,000 sq.ft.

**Zoning:** Light Industrial

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This 3,000 square foot industrial condominium is available for sale in the heart of Sylvan Lake's busy commercial corridor. Located in a well-maintained multi-tenant complex, Bay 3 offers a highly functional layout with 1,800 square feet of finished office space up front and 1,200 square feet of clean shop space at the rear. The shop includes a 14-foot overhead door for easy loading and a poured concrete floor. Inside, you'll find two washrooms and a small kitchen setup, ideal for teams needing both workspace and a customer-facing front. A fenced storage yard at the back is included, adding secure outdoor space for equipment or materials. The upstairs office has legal separate access, making it a flexible option for additional rental income or private workspace. This I1-zoned unit is positioned just off Highway 20, offering excellent exposure and easy access for clients, staff, and deliveries.