



**2 Industrial Drive
Sylvan Lake, Alberta**

MLS # A2311829



\$1,899,000

Division: Beju Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Lake City Services

Bus. Name: -

Size: 10,000 sq.ft.

Zoning: I1

Heating: Forced Air, Natural Gas, Radiant

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: Garage Door Opener

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 3.22 Acres

Lot Feat: -

Exceptional Commercial Opportunity & Prime Highway Exposure! The main facility spans approximately 10,000 sq. ft., featuring a functional mezzanine and dedicated office space. An additional 1,600 sq. ft. detached shop provides flexible workspace, ideal for expansion or specialized operations. Situated on 3.2 acres, this property offers tremendous potential for further development to accommodate a variety of commercial or industrial ventures. Pre-approved subdivision of a 1-acre parcel to the south of the main buildings presents future flexibility or resale potential.