



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

33 Schenk Industrial Road
Sylvan Lake, Alberta

MLS # A2326081



\$7,750,000

Division: Beju Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 25,619 sq.ft.

Zoning: Industrial 1

Heating: Boiler, Natural Gas

Floors: -

Roof: Flat

Exterior: -

Water: -

Sewer: -

Inclusions: office furniture, office equipment

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 11.62 Acres

Lot Feat: -

Now offering a two level 25,619 sqft office complex situated on 11.62 acres in the heart of Sylvan Lake's industrial area. This complex consists of multiple offices with meeting rooms, and lunch areas equipped with a sink, refrigerator and dishwasher. There's a large central filing room with a rolling filing rack system. Large server room and storage rooms. This complex has one elevator and 2 large utility rooms. There's plenty of land to expand and build a shop / manufacturing facility with multiple access points if required. The Industrial 1 zoning allows for various land use opportunities. Adjoining 8.39 acre bare lot is also available for purchase. Easy access to Highway 20 which intersects Highway 11 and Highway 11A.