



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

203, 25 Beju Industrial Drive  
Sylvan Lake, Alberta

MLS # A2331431



**\$285,000**

**Division:** Beju Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,299 sq.ft.

**Zoning:** CH

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.09 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Unit 203 is a 1,282 SF commercial condominium unit located within the Beju Industrial Park on Highway 20 in Sylvan Lake, Alberta. The building is a multi-tenant highway commercial complex completed in 2014 with direct frontage on one of Central Alberta's highest-traffic corridors. The unit features a large open studio floor with luxury vinyl plank flooring throughout and a full-height frosted glass partition system with black aluminum framing separating the lobby from the main studio. The ceiling has a full recessed pot lighting grid with dedicated HVAC supply. Three windows along the front of the unit provide natural light and front exposure.