



GRASSROOTS
REALTY GROUP

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9 Beju Ind Drive
Sylvan Lake, Alberta

MLS # A2333253



\$1,999,000

Division: Beju Industrial Park

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12,282 sq.ft.

Zoning: CH

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.04 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Single-tenant triple net investment property on Highway 20 in Sylvan Lake. Purpose-built commercial building on 1.04 acres, CH Highway Commercial zoning, constructed 2005. Two storeys with mezzanine. Open-span construction with high clear ceiling heights and no interior columns through the principal floor area. Owned surface parking with direct highway exposure and access. Currently leased to Landmark Cinemas of Canada Inc. on a triple net basis at \$135,000 per annum, with the tenant responsible for all operating costs and property taxes. Lease expires January 9, 2030. Located in one of Alberta's fastest-growing communities. Building configuration supports a range of alternative uses including recreation, entertainment, food and beverage, medical, childcare, and assembly occupancies.