



GRASSROOTS
REALTY GROUP

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103, 20 Cuendet Industrial Way
Sylvan Lake, Alberta

MLS # A2335591



\$419,900

Division: Beju Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,306 sq.ft.

Zoning: I1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.25 Acre

Sewer: -

Lot Feat: -

Inclusions: NA

Fully renovated and move-in ready industrial bay in Sylvan Lake's Beju Industrial Park, just east of Highway 20. This 3,674 SF bare land condo has been completely updated and presents in like-new condition throughout. The main floor (2,400 SF) features an open-concept layout following the removal of the central dividing wall, creating a clean and flexible space for a wide range of business or personal uses. The concrete floors, walls, ceilings, doors, and trim have all been freshly painted, and all lighting has been replaced and upgraded. A 16-foot overhead door provides rear access, and a gated rear yard adds secure outdoor storage or parking. Plenty of room for all your equipment & toys. The fully engineered second floor (1,274 SF) offers a separate exterior entrance and is ideal for office use, storage, or a private workspace. Two washrooms are included. Built in 2012 and zoned I1, this unit suits the owner-operator, investor, or lifestyle buyer looking for a clean, well-located bay they can put to work immediately. A strong income story supports the asking price for the investment-minded buyer.