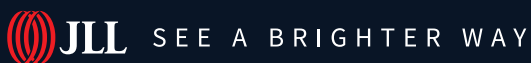


For sale

33 Schenk Industrial Road,
Sylvan Lake, AB

73,216 SF total area on 40.41 acres via 11 titles



Casey Stuart, SIOR
Executive Vice President
+1 403 456 3247
casey.stuart@jll.com

Marshall Toner
EVP, National Industrial
+1 403 456 2214
marshall.toner@jll.com



Brett Salomons
Partner / Associate Broker
+1 403 314 6187
brett@salomonscommercial.com

Mike Williamson
Associate
+1 403 314 6189
mike@salomonscommercial.com

About the Property

Legal	Plan 0723844, Block 7, Lot 19 Plan 0526219, Block 7, Lots 11, 13-18 Plan 0520405, Block 7, Lots 2-4
District	Beju Industrial
Zoning	I1 - Light Industrial District
Site Size	40.41 acres
Year Built	2006
Building Sizes	Office Building: 25,432 SF Shop Building: 47,784 SF Covered Cold Storage: 3,408 SF
Site	27 acres of gravelled storage yard
Sale Price	\$ 15,000,000
Property Taxes	\$ 191,495.52 (2023)
Site Coverage	3%

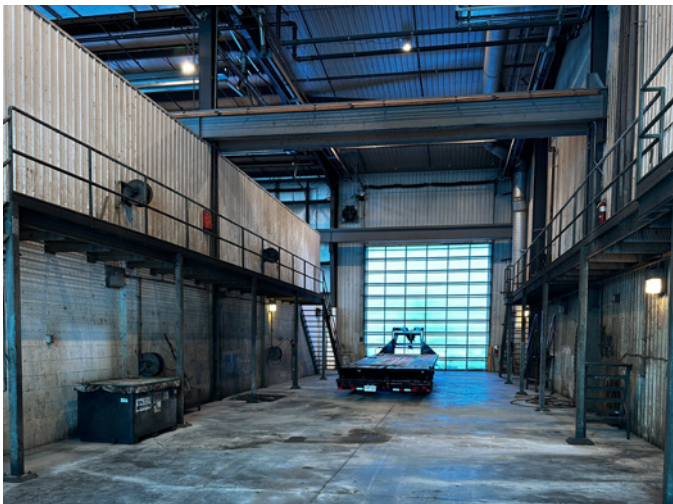
This high quality industrial shop and office property in Sylvan Lake offers a two-storey executive quality office building with attractive front entrance and finishes. The drive-thru service shop with overhead cranes and sunshine doors offers a wash bay, numerous service bays, separate office area and parts area, hotsy, compressed air lines throughout, sumps and drains, and electric door operators. Located just 18 kilometers west of Red Deer and Highway 2, the property is well positioned for numerous potential uses.



Industrial Building



Size	Main Floor Shop & Office: 41,195 SF Second Floor Office: 6,589 SF Covered Cold Storage: 3,408 SF	Lighting	LED lights
Loading	17 drive-in 20' x 20' doors with electrical operators 8 drive-thru bays 30' wide	Power	800 amp 347/600 volt 3 phase
Ceiling Height	29' clear to mechanical ducting	Features	<ul style="list-style-type: none">• Private offices• Washrooms on each floor• Locker room• Large lunchroom• Shipping/Receiving room• Parts room• Double compartment drainage• 110' bay depth• Sloped floor with drains and sumps• Compressed air lines• Snorkel exhaust• 2 MUA units (12,500 CFM and 6,000 CFM)• 2 hotsy systems for wash bay• 2 air compressors
Year Built	2006		
HVAC	Radiant heat and in-floor boiler heat		
Cranes	2 x 20 ton cranes 22'2" hook		



Office Building

Building Size	Main floor:	13,210 SF
	Second floor:	12,222 SF
	Total:	25,432 SF

Features

- Large reception / waiting area
- Main floor features large reception / lobby area, 40 offices, two meeting rooms, lunchroom, large server room, large men's and women's washrooms
- Second floor features 32 offices, two kitchenettes, lunchroom, server room, large men's and women's washrooms, and large file room
- Conference rooms
- Lunchroom / lounge on each floor, including a massive area for workers in the shop second floor
- Kitchenettes on each floor
- Multiple washrooms
- Multiple printer / work / storage rooms

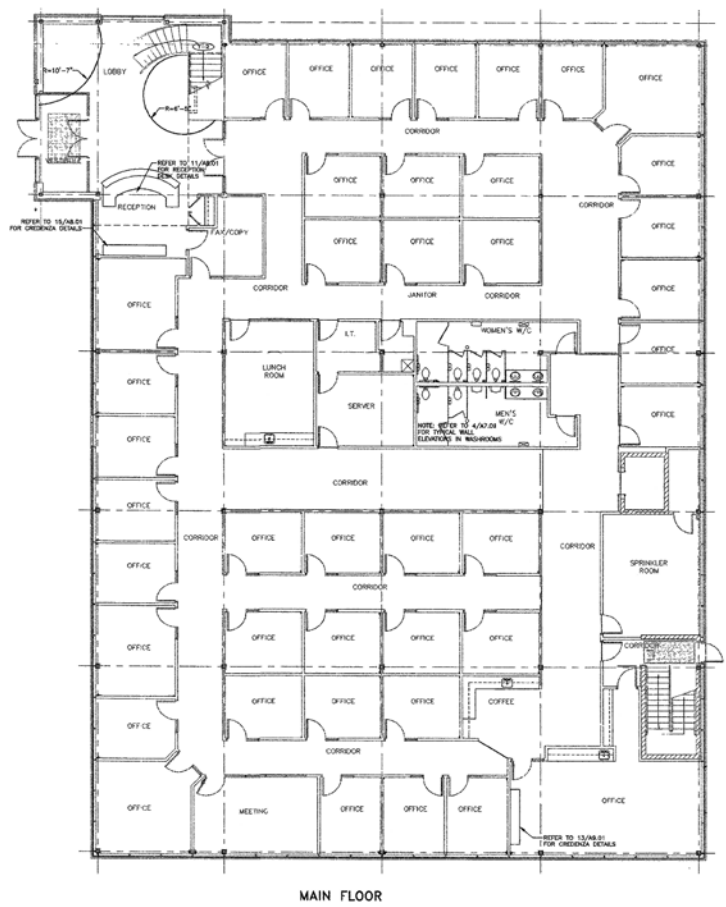
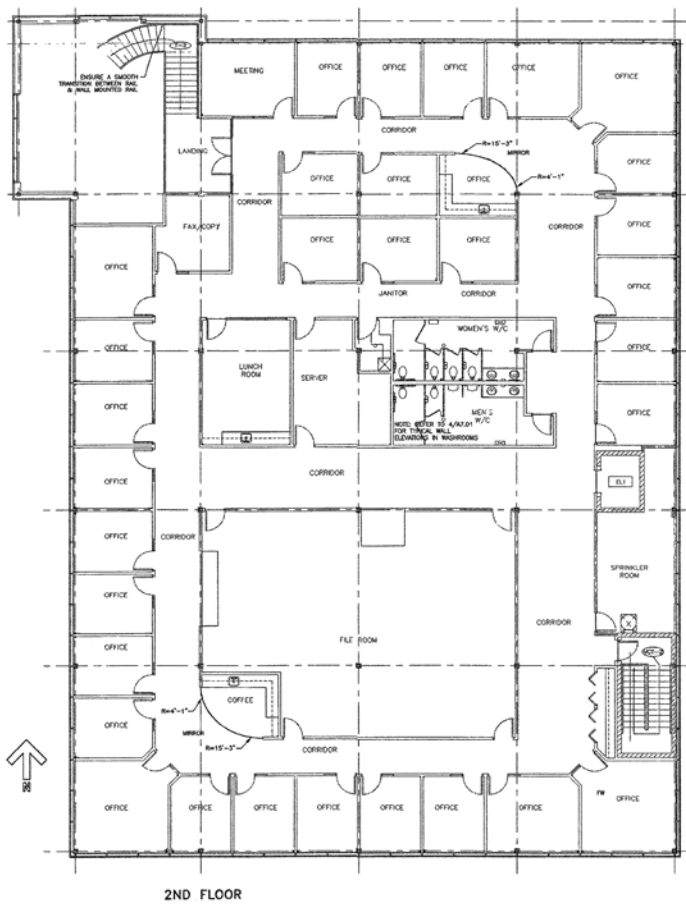


Nestled in Sylvan Lake's dynamic Beju Industrial District, this impressive 25,202 square feet, 2-storey office building stands as a beacon of functionality and convenience. Boasting coveted I1 zoning, the property is primed for various industrial applications, presenting a versatile solution for businesses. The well-maintained offices exhibit a professional aesthetic with attractive finishes, complemented by abundant natural light that graces the welcoming reception area.

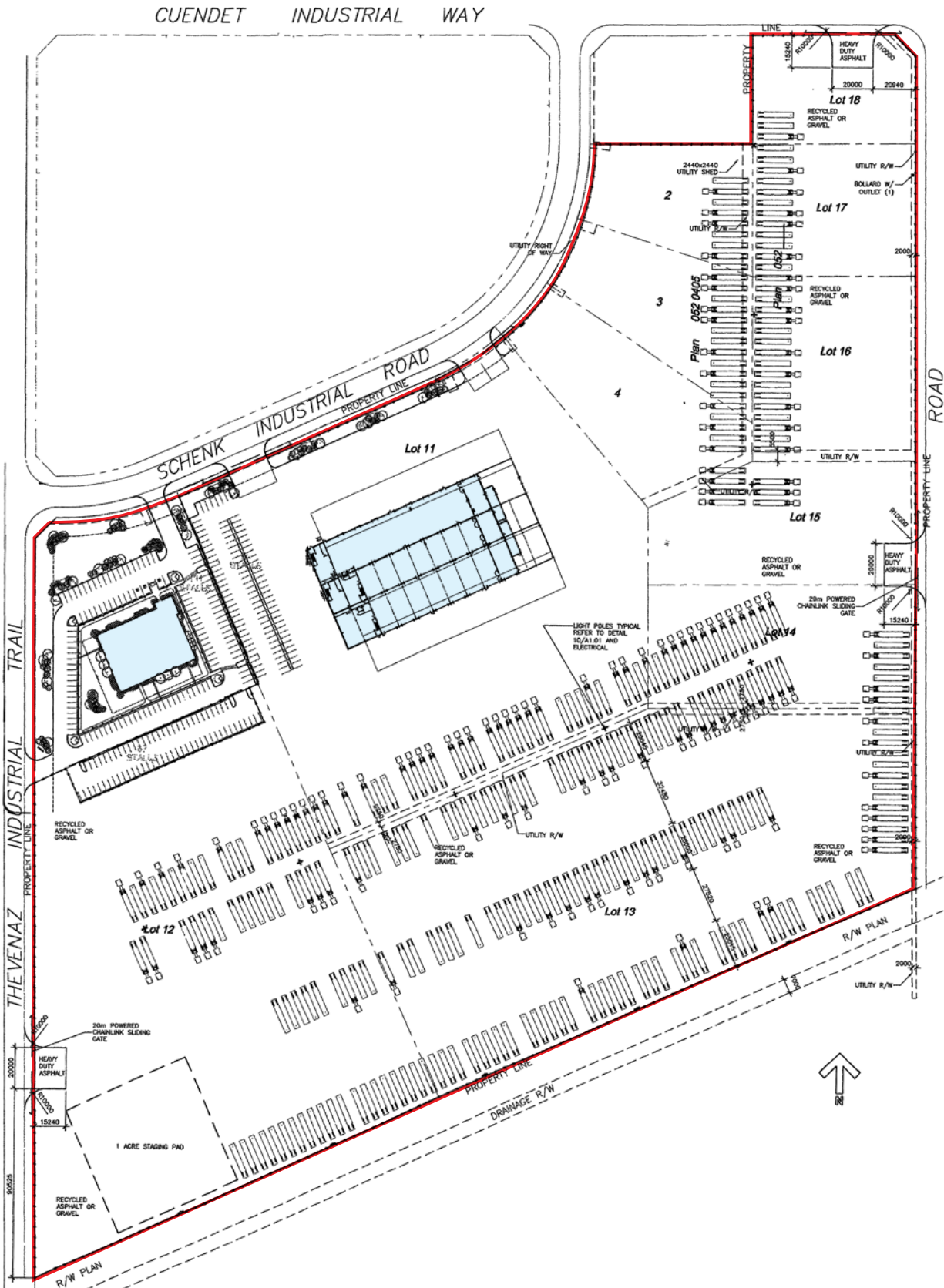
Designed with efficiency in mind, the building features multiple private offices, meeting rooms, a dedicated file room, ample storage, a training room, and convenient lunchrooms on each floor. This diversity accommodates a range of business activities and promotes collaborative work environments. Elevator access ensures seamless mobility between floors, enhancing the overall accessibility of the facility.



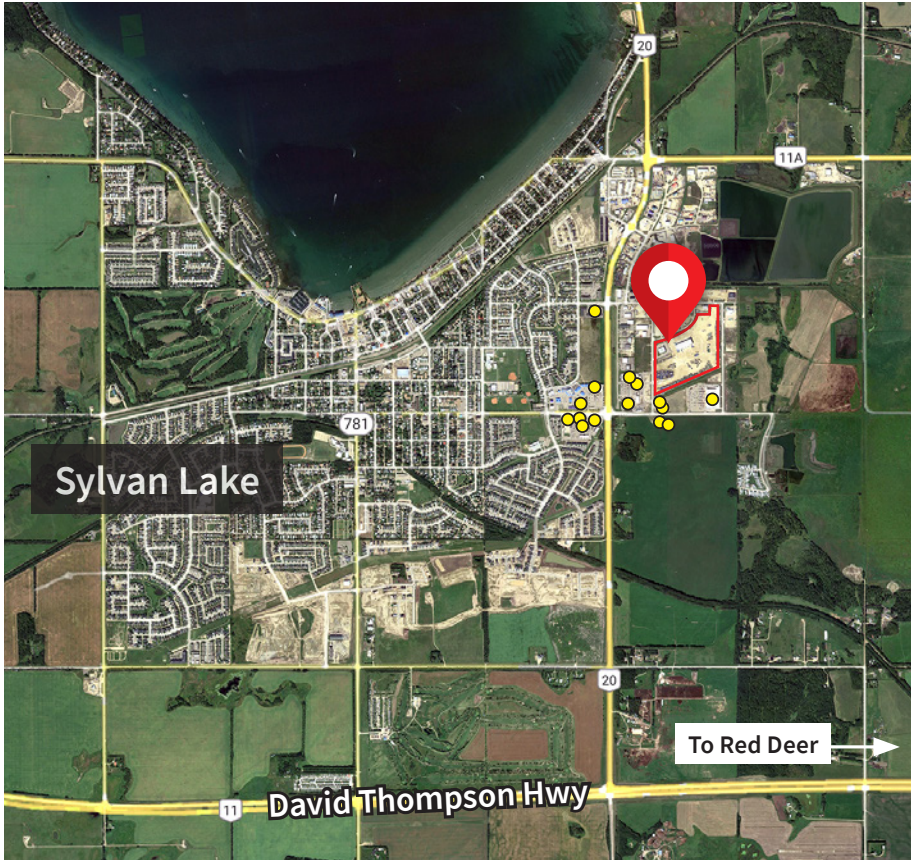
Office Building Floor Plan



Site Plan



33 Schenk Industrial Road Sylvan Lake, AB



Drive Times (Approx)

- Red Deer 20 min
- Edmonton 1 hr 41 min
- Calgary 1 hr 32 min
- YYC Int'l Airport 1 hr 22 min

Nearby Amenities

- 7-Eleven
- Boston Pizza
- Canadian Tire
- Joey's Seafood
- A&W
- Walmart
- McDonald's
- Sobey's
- Dollarama
- Burger King
- No Frills
- Shoppers
- Wendy's

Contact us

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