

**FOR
SALE/LEASE**
30 Industrial Drive
Sylvan Lake, AB

\$1,150,000
\$14/Sqft.

Rare Building Investment Opportunity

Rare Building Investment Opportunity
with Highway 20 Frontage in Sylvan
Lake



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Property Details

Presenting a remarkable investment opportunity in Sylvan Lake, this property is a rare find.

Boasts an enviable location with frontage on Highway 20. Situated on 1.3 fully fenced acres, the property includes a spacious 6,538 square foot building with 5,662 square feet of shop space and 876 square feet of office space that includes a versatile mezzanine. This building also features a convenient washbay and a two-piece bathroom, providing excellent utility for a variety of potential uses.

Furthermore, a Phase 1 environmental report has already been commissioned, ensuring peace of mind for the environmentally-conscious investor.



Property Summary



CITY

Sylvan Lake



SIZE

6,538 Sqft



LEGAL PLAN

8222452 BLK 2 LOT 6 & 7



YEAR BUILT

2010



TYPE

Industrial



POSSESSION

90 Days / Neg



Permitted Uses

9.12 Permitted Uses:

- Animal services
- Automotive Services
- Business Support Services
- Carwash
- Contractor Operation Minor
- Light Manufacturing and Processing
- Light Repair Services
- Public Utility Building
- Recycling Depot
- Sales and Service outlet for automobiles, marine, Light truck, Rec Vehicles and Manufactured homes
- Service Station
- Veterinary Clinic
- Warehousing

9.12 Permitted Uses:

9.12 Discretionary Uses:

- Accessory Use or Building
- Auction Mart, Excluding Livestock Commercial Recreation and Entertainment Facility
- Contractor Operation Major
- Crematorium
- Greenhouse (Commercial)
- Heavy Equipment Assembly, Sales and Service
- Industrial/Commercial Training Facility/ School
- Municipal Shop and Storage Yard
- Offices
- Oilfield Services or Supply Business
- Public and Quasi-public Uses
- Restaurant
- Sales and Service Outlet for Farm Equipment Sales and Service Outlets for Ag Products and Supplies and Building Materials
- Solid Waste Transfer Station
- Temporary Building
- Truck Wash
- Wind Energy Device



Call Now!



MORE INFORMATION

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