



“Turnkey Industrial Office Condo in Prime Sylvan Lake Location –
Ideal for Professional Services or Investor Portfolio”

FOR SALE

101, 17 Beju Industrial Drive Sylvan Lake, Alberta



25 Beju Ind. Dr #204, Sylvan Lake, AB
www.lapprealtycommercialgroup.ca

Kevin Lapp
Realtor
403-887-1237
Email Address: Kevin@LappRealty.ca

PROPERTY OVERVIEW

Address	101, 17 Beju Industrial Drive Sylvan Lake, Alberta
Short Legal	Condominium Plan 1920692 Unit 1
Zoning	Highway Commercial District (CH)
Total Site Size	4,601 sq. ft.
Possession	Immediate/Negotiable
Asking Price	\$1,125,000



PROPERTY DESCRIPTION

Prime Commercial Office Space in Sylvan Lake's Beju Industrial Park. Exceptional opportunity to own or lease 4,601 sq. ft. of professional office space in a high-visibility location. This well-designed unit features a welcoming front reception and waiting area, 10 private offices, 2 meeting rooms, a large conference room, dedicated photocopy/file room, staff kitchen, and two modern 2-piece bathrooms.

Ideal for professional services, medical, or administrative operations seeking a turnkey solution in a growing commercial hub. Functional layout and ample space to support a collaborative work environment.



Beju Ind. Drive

Beju Ind. Drive

AB-20

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Total Exterior Area 3650.88 sq ft
Total Interior Area 3515.68 sq ft



Main Floor Plan

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Total Exterior Area 1149.97 sq ft
Total Interior Area 1073.65 sq ft



2nd Floor Plan

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PERMITTED USES

General Purpose: HIGHWAY COMMERCIAL DISTRICT (CH)

To provide an area for small to large scale commercial uses and compatible uses in an attractive environment that are adjacent to a major thoroughfare and designed to serve the Town and surrounding area.

Permitted Uses:

- Animal Services – minor (Bylaw 1881/2023)
- Automotive services
- Car wash
- District shopping centre
- Gas Bar
- Hotel
- Indoor merchandise sales
- Motel
- Offices
- Personal Services
- Restaurant
- Sales and service outlet for automobiles, marine, light trucks, recreation vehicles and manufactured homes
- Service Station
- Veterinary clinics

Discretionary Uses:

- Accessory building
- Accessory use
- Adult entertainment establishment
- Adult oriented indoor merchandise sales
- Brewpub
- Bus Depot
- Business support services
- Cannabis retail sales (Bylaw 1760/2018)
- Casino
- Commercial recreation and entertainment facility
- Commercial school
- Day Care Facility (Bylaw/1874/2023)
- Drinking Establishment
- Funeral Home
- Light repair services
- Oilfield Services or Supply business – minor
- Public and quasi-public uses
- Public utility building
- Sales and service outlet for farm equipment
- Shipping Containers
- Wind energy device

LOCATION ADVANTAGES

- **Strategic Positioning:** Situated in the heart of Beju Industrial Park, this property offers immediate access to Highway 20, facilitating seamless connectivity to major transportation routes and neighboring communities.
- **Proximity to Amenities:** The location is adjacent to Sylvan Lake's primary commercial corridor, providing easy access to essential services, shopping centers, and dining establishments, enhancing convenience for both staff and clients.
- **Thriving Business Environment:** Beju Industrial Park is home to a diverse mix of businesses, fostering a collaborative and dynamic commercial atmosphere that supports growth and innovation.
- **Community Growth:** Sylvan Lake is a rapidly expanding community, with ongoing residential and commercial developments contributing to increased economic activity and a growing customer base.
- **Quality of Life:** Beyond business, Sylvan Lake offers a high quality of life with its scenic lakefront, recreational facilities, and family-friendly environment, making it an attractive location for employees and clients alike.

Get in touch

For More Information or to Schedule a Site Visit



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