



20A Sylvaire Close # 3 Sylvan Lake, AB T4S 2H6

Commercial
Active

A2290123

PD:

DOM: 25 **LP:** \$674,900.00
CDOM: 25 **LR:**
OP: \$674,900.00

Trans Type: For Sale **Title:** Fee Simple
County: Red Deer County **City:** Sylvan Lake
Type: Mixed Use **SQFT:** 2,670
Bus Type: **Year Built:** 2001
Building Type: **Business:** No
Subdivision: Cuendet Industrial Park **# Floors:**
LINC#: [0029175685](#) **# Buildings:**
Legal Pln: 0220264 **Blk:** 2 **Lot:** 3



Zoning: I2 **Tax Amt:** \$5,449.00
Lot Size: SF| SM **Tax Year:** 2025
Exclusions: No **SRR:** No
Reports: Building Plans, Floor Plans, Title
Restrictions: None Known **Leg Unit #:** 3
Disclosure:
Owner Type:
Possession: 60 Days / Neg

Public Remarks: One of a kind. There is no other way to describe Unit 3 at 20A Sylvaire Close — a fully reimagined, three-level executive industrial condominium in Sylvan Lake's established industrial corridor, with direct Highway 11A visibility and access that the majority of industrial bays in this market simply cannot offer. Completely rebuilt in 2023–2024, this industrial condominium offers 2,019 SF of registered space plus approximately 870 SF of structural additions across three levels (approx. 2,889 SF total improved area), within a well-maintained small-format complex on Condominium Plan 0220264. The main floor is a purpose-built automotive showroom and workshop: soaring ceilings, dramatic exposed architectural steel trusses, premium epoxy flooring, showroom-grade LED lighting, a BendPak automotive lift, a dedicated welding bay, and a full suite of Hayley custom cabinetry with integrated sink and countertop workspace. A presentation-ready boardroom seats 6+ with built-ins throughout. Two private offices complete the professional package — everything a serious operator needs to work, meet clients, and make a statement, all under one roof. The upper level (390 SF) delivers a full gourmet kitchen — speckled granite countertops, gas stove, stainless appliances, island seating — alongside an open-concept lounge with warm wood-look flooring and architectural character. A space that blurs the line between executive office and lifestyle retreat. The mezzanine (480 SF) adds a full modern bathroom with shower, recreation area with pool table, curated finishes, and additional storage. An executive clubhouse experience that has no peer in this market. All MEP systems — HVAC, electrical, and plumbing — are fully replaced and new as of 2023–2024. Every finish is commercial grade. Nothing was done halfway. Outside: a 53-foot sea container and a fenced, private parking and storage compound add operational flexibility that is genuinely rare at this price point and this location. The right buyer will recognize immediately what it would cost to build this today — and what it means to acquire it turnkey. Ideal for automotive enthusiasts, trades operators, service businesses, or any executive owner-user who demands a property that performs and makes a lasting impression.

Directions: from Hwy 20 and Hwy 11A go south on Hwy 20 to Erickson (second round about) Take the third exit, turn left onto Industrial Dr then stay right to go onto Sylvaire Close drive to the end of the road and the entrance is the second driveway from the left.

Property Information

Building Area: 2,670.00 **Nearest Town:** **Frontage:**
Exclusions: N/A
Inclusions: all affixed fixtures and improvements, high end appliance, pool table, 53' sea can, fenced parking/storage, premium cabinetry
Unit#/UF: 3 **Lse Term Rmn:**

Agent & Office Information

List Agent: [Kevin Lapp](#) kevin@lapprealty.ca **Phone:** [403-887-1237](tel:403-887-1237)
List Firm: [eXp Realty - Sylvan Lake](#) **Phone:** [403-887-1237](tel:403-887-1237)
Firm Address: 204, 25 Beju Industrial Drive, Sylvan Lake, T4B 0B6 **Firm Fax:**
Appt: Showingtime
Showing Contact: Kevin Lapp 587-507-3958 **List Date:** 03/02/2026
Comm: 1.5% **Expiry Dt:** 08/27/2026
LB Type/Info: Door Keycode/Pin Code/Info on Showingtime/Call Agent **With Dt:**
Owner Name: Saik Management Group Inc **Ownership:** Private
Occupancy: Owner **Exclusion:** No **SRR:** No
Member Rmks: Door Code: 1524 Alarm Code: 1234

Printed Date: 03/27/2026 1:40:59 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.



Property Marketing History

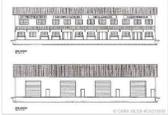
List ID: [A2290123](#) **Status:** Active **DOM:** 25
List Office: eXp Realty - Sylvan Lake **20A Sylvaire Close # 3 Sylvan Lake, AB T4S 2H6**

Price	Activity	Pr History	Ch Type	When Chgd
\$674,900.00	New Listing	\$674,900	New Listing	03/02/2026



List ID: [CA214930](#) **Status:** Expired **DOM:** 87
List Office: RE/MAX REAL ESTATE CENTRAL AB. **20A Sylvaire Close # 3 Sylvan Lake, AB**

Price	Activity	Pr History	Ch Type	When Chgd
	Expired		A -> X	11/30/2001
	New Listing	\$157,500	New Listing	09/04/2001





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