

**18 Sylvaire Close
Sylvan Lake, Alberta****MLS # A2273584****\$15 per sq.ft.****Division:** Cuendet Industrial Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 5,000 sq.ft.**Zoning:** I2**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 1.73 Acres**Sewer:** -**Lot Feat:** -**Inclusions:** none

Welcome to an opportunity to lease this 5,000 SF commercial property! Located in a prime location just off HWY 20 and HWY 11A, your business will be positioned in Sylvan Lake's prime industrial zone. The 5,000 SF property includes main and upper level office spaces, kitchenettes and additional flex use space. The property is situated on 1.73 acres, the gated rear yard storage and six oversized overhead doors supports material handling and other industrial uses. Wash bay included, 16ft doors, 3 bays are 75ft length and . Lease option available. Trades accepted. NNN included in lease amount.