

**2 Industrial Drive  
Sylvan Lake, Alberta**

**MLS # A2208906**



**\$3,700,000**

<b>Division:</b>	Beju Industrial Park
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Auto Parts,Auto Service,Auto Wrecking
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Lake City Services
<b>Bus. Name:</b>	Lake City Services
<b>Size:</b>	11,600 sq.ft.
<b>Zoning:</b>	I1

**Heating:** Forced Air, Natural Gas, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** See attached Schedule

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 3.20 Acres

**Lot Feat:** -

Exceptional Commercial Opportunity & Prime Highway Exposure! Presenting Lake City Services, a well-established and reputable business offering recycled parts sales, car recycling, towing services, mechanical work and more. Located just off Highway 20, offering outstanding visibility with 500 feet of highway frontage and quick access to downtown and all major transportation routes. The main facility spans approximately 10,000 sq. ft., featuring a functional mezzanine and dedicated office space. An additional 1,600 sq. ft. detached shop provides flexible workspace, ideal for expansion or specialized operations. Currently holds majority of parts removed from vehicles. Situated on 3.2 acres, this property offers tremendous potential for further development to accommodate a variety of commercial or industrial ventures. The sale includes the business, assets, inventory, multiple tow trucks, and all related equipment&mdash;offering a true turnkey operation. Additional highlights: Pre-approved subdivision of a 1-acre parcel to the south of the main buildings presents future flexibility or resale potential. A &frac12;-acre parcel to the north may also be available for negotiation, further enhancing growth opportunities.