

\$3,300,000 - 3 Industrial Drive, Sylvan Lake

MLS® #A1237471

\$3,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 4.97 Acres

Cuendet Industrial Park, Sylvan Lake, Alberta

Welcome investors and Business Owners! 3 Industrial Drive is ready FOR Lease or FOR Sale, conveniently located directly east of Tim Horton's in Sylvan Lake. The building is situated on 4.96 acres with over 5,600 sq ft of developed office space and 16,920 sq ft of shop (8 drive through bays). The office area boasts 15+ offices, beautiful wooden built in reception desk, extra matching wooden built in storage units on both floors, two coffee/lunch areas, conference room, rear second level deck area, copy room and storage room. The Shop features 8 drive through bays with varied door sizes, 2 - 5 ton cranes, wash bay with trench sump system, ample tool and parts storage system, mix of forced air and radiant heaters and a mix of high bay and florescent lighting. Property can be sold with the neighboring building 5 Sylvaire see MLS # A1237412

Built in 1994

Essential Information

MLS® #	A1237471
Price	\$3,300,000
Sold Price	\$2,800,000
Bathrooms	0.00
Acres	4.97
Year Built	1994
Type	Commercial
Sub-Type	Business



Status Sold

Community Information

Address 3 Industrial Drive
Subdivision Cuendet Industrial Park
City Sylvan Lake
County Red Deer County
Province Alberta
Postal Code T4S 1P4

Additional Information

Date Listed July 20th, 2022
Date Sold November 28th, 2023
Days on Market 496
Zoning Industrial
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.