

# \$1,025,000 - 18 Schenk Industrial Road, Sylvan Lake

MLS® #A2082317

**\$1,025,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beju Industrial Park, Sylvan Lake, Alberta

Business owners ! Investors ! here's a premium offer in Beju Industrial Park, Sylvan Lake. Standalone building on a 1.34-acre corner lot, just off Hwy 20. The site offers ample parking and storage with its expansive lot. The building itself spans 4,000 sq ft, equipped with three 16' x 16' overhead doors. Additionally, there's 1,000 sq ft of office space and another 1,000 sqft mezzanine, featuring offices, a lunchroom, and facilities. Security is top-notch with a fenced yard and dual entrances. Seize this streamlined, high-potential asset in a bustling industrial hub. Secure your business and investment future in Beju Industrial Park.

Built in 2007

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2082317    |
| Price      | \$1,025,000 |
| Sold Price | \$960,000   |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2007        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Sold        |

## Community Information

Address 18 Schenk Industrial Road



|             |                      |
|-------------|----------------------|
| Subdivision | Beju Industrial Park |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 2J7              |

**Interior**

|         |            |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

**Exterior**

|            |       |
|------------|-------|
| Roof       | Metal |
| Foundation | Slab  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2023 |
| Date Sold      | June 13th, 2024      |
| Days on Market | 262                  |
| Zoning         | I1                   |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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