

\$12 - 105, 4 Cuendet Industrial Way, Sylvan Lake

MLS® #A2082605

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

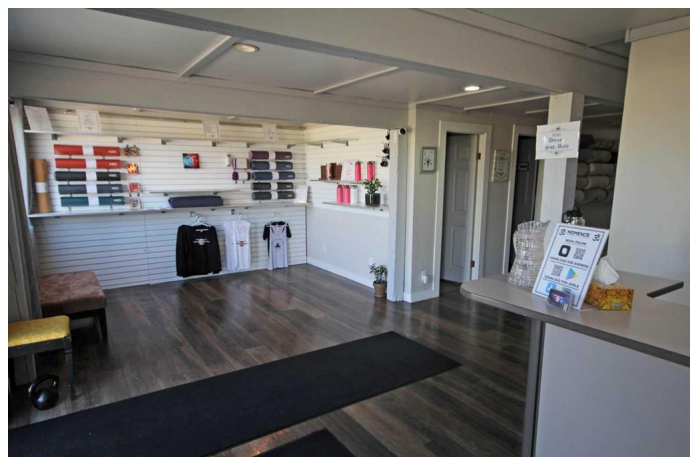
Beju Industrial Park, Sylvan Lake, Alberta

SUPER CLEAN AND SHINY! LOCATION is a HOT one on Hwy 20 with access road frontage give great visibility and exposure to your growing business. Other tenants bringing in lots of traffic. This unit has the larger mezzanine 725 sq ft. which is free extra space at no charge. Large 16 foot high rear access door makes it easy to convert to vehicle storage or receiving area. Back 1400 sf area is fully finished with vinyl flooring, washroom and shower/change room. See more details on picture comments. Triple net BASE LEASE at \$2000/mo plus common area costs of \$1040/mo for 2023 (ie Total \$3,040/mo) plus GST and all metered utilities. Annual escalation of \$1/sf. CH zoning allows for a wide variety of uses including Day Care, Restaurant, School/training etc.

Built in 2003

Essential Information

MLS® #	A2082605
Price	\$12
Sold Price	\$12
Bathrooms	0.00
Acres	0.00
Year Built	2003
Type	Commercial
Sub-Type	Retail
Status	Sold



Community Information

Address	105, 4 Cuendet Industrial Way
Subdivision	Beju Industrial Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2J7

Additional Information

Date Listed	September 25th, 2023
Date Sold	March 24th, 2024
Days on Market	179
Zoning	CH
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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