

\$1,900,000 - 21 B Industrial Drive, Sylvan Lake

MLS® #A2092968

\$1,900,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.03 Acres

Beju Industrial Park, Sylvan Lake, Alberta

FULLY LEASED HIGH TRAFFIC COMMERCIAL BUILDING including the anchor of the Restaurant, Joey's Only. This property is SURROUNDED BY BIG BOX STORES - WALMART, CANADIAN TIRE, BOSTON PIZZA and TIM HORTON'S. Investors and Commercial buyer's-- here is an opportunity to own a great, safe investment. Long term tenants This 2010 building has amazing tenants in place which compliments highway commercial zoned for a wide variety of businesses. Good R01 and super location with over 13,000 vehicles passing by every single day with huge exposure. Sylvan Lake has over million visitors. It features a separate entrance and utilities. Excellent natural light and large commercial windows. Tenant improvements fully completed for each unit. Great signage on building and also on large pylon sign. Tons of parking with extra direct access in the rear of the building.

Built in 2010

Essential Information

MLS® #	A2092968
Price	\$1,900,000
Sold Price	\$1,700,000
Bathrooms	0.00
Acres	1.03
Year Built	2010
Type	Commercial



Sub-Type	Retail
Status	Sold

Community Information

Address	21 B Industrial Drive
Subdivision	Beju Industrial Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2K7

Amenities

Parking Spaces	30
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Interior

Heating	Make-up Air
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Exterior

Roof	Asphalt, Flat Torch Membrane
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Additional Information

Date Listed	November 11th, 2023
Date Sold	June 12th, 2024
Days on Market	214
Zoning	CH
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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