

\$625,000 - 1,2,3,4, 2 Sylvaire Close, Sylvan Lake

MLS® #A2132400

\$625,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Cuendet Industrial Park, Sylvan Lake, Alberta

Presenting a remarkable opportunity to secure a dynamic industrial property nestled within Sylvan Lake's prestigious Industrial Park (L2). This offering showcases a capacious industrial edifice boasting Bays 1, 2, 3, and 4, with a generous total area encompassing 4,635 square feet. Currently, three of the four bays are under lease agreements, operating on a month-to-month basis, yielding \$1200 per month in rental income, alongside a utility cost of \$300. Effective July 1st, 2024, rents are set to escalate to \$1400 per month, enhancing the revenue stream. With only 3 of the 4 bays being rented - this building offers the flexibility to either lease out the remaining vacant bay or to utilize it for your own purposes, thereby catering to a myriad of potential ventures. With its prime location within Sylvan Lake's esteemed Industrial Park, this property presents abundant possibilities for expansion, innovation, and lucrative investment.



Built in 2000

Essential Information

MLS® #	A2132400
Price	\$625,000
Sold Price	\$600,000
Bathrooms	0.00
Acres	0.00

Year Built	2000
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	1,2,3,4, 2 Sylvaire Close
Subdivision	Cuendet Industrial Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S2H6

Additional Information

Date Listed	May 20th, 2024
Date Sold	October 9th, 2024
Days on Market	142
Zoning	I2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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