

\$2,295,000 - 29 Charles Industrial Way, Sylvan Lake

MLS® #A2163803

\$2,295,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Beju Industrial Park, Sylvan Lake, Alberta

Explore this highly functional Precast Building situated on a 1.76-acre lot, perfect for a range of industrial uses located in Beju Industrial Sylvan Lake. This well-equipped facility includes:

One curtained wash bay with a curtain-to-curtain wash feature and a recently serviced pressure washer.

Two drive-through bays with 18ft x 14ft doors, each bay stretching 77'3" in length and equipped with sumps.

Utility-friendly features like a 2-inch H2O stand pipe, perfect for quickly filling up anything fast that requires large amounts of water (ie: fire trucks), and 3 make-up air vents for optimal ventilation.

Concrete apron at the back for smooth operations.

The property boasts a support beam for a 5 ton rolling hoist beam, along with infrared heaters throughout the shop area. The building also includes 2 additional doors beyond the drive-through bays, offering 43 feet of parking.

Utilities and Power:

3-phase power with 2x 220-amp and 2x 30-amp circuits outside.

Air compressor feeds to 2 manifolds, ensuring ample air supply for industrial equipment.

On-demand hot water located in the utility room.



Main Floor:

Welcoming front entrance with 3 offices and a bathroom.

Upper Floor:

Features a boardroom, bullpen for open workspace, kitchen, bathroom, and a security room with roof access.

Exterior:

A gate, side yard lights, and both asphalt and gravel surfaces provide secure and well-lit access to the property.

The property includes a sewer grinding pump that has been recently serviced with a new grate/filter installed, municipal services, and a membrane roof. A heat trace system ensures the roof drainage remains effective year-round.

Bonus Features:

Sumps in the bays for added convenience.

Pressure washer and curtain-to-curtain wash bay for easy equipment maintenance.

Heat trace on piping to prevent freezing, ensuring smooth operation even in colder months.

This property offers a blend of practicality and functionality for your industrial needs! Zoned Light Industrial (LI) Shop ceiling height in shop 26'6 ft. Main- floor office space 1,861SQFT. Shop space 4,819SQFT. Office mezzanine space 1,642SQFT.

Built in 2018

Essential Information

MLS® #	A2163803
Price	\$2,295,000
Sold Price	\$2,250,000
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	29 Charles Industrial Way
Subdivision	Beju Industrial Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0B6

Exterior

Roof	Flat
Construction	Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	March 6th, 2025
Days on Market	150
Zoning	LI
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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