

\$10 - 105, 4 Cuendet Industrial Way, Sylvan Lake

MLS® #A2171268

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

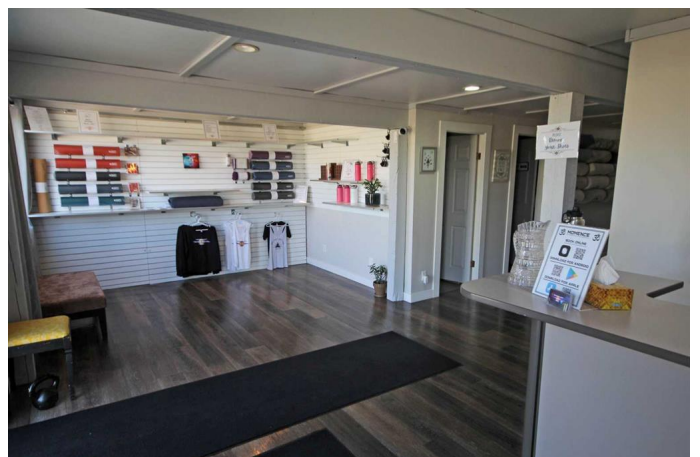
Beju Industrial Park, Sylvan Lake, Alberta

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 carpeted and has large windows. Large 16 GARAGE DOOR makes it easy to convert to vehicle storage or receiving area. Back 1400 sf warehouse area is fully finished with vinyl flooring, 2nd washroom and shower/change room. See more details on picture comments. Triple net BASE LEASE at \$2,339/mo plus common area costs of \$1,100/mo for 2024 (ie Total \$3,439/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® #	A2171268
Price	\$10
Bathrooms	0.00
Acres	0.00
Year Built	2003
Type	Commercial
Sub-Type	Retail
Status	Active



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

Interior

Heating	Ceiling, High Efficiency, Natural Gas
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Additional Information

Date Listed	October 4th, 2024
Days on Market	185
Zoning	CH

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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