

FOR SALE/LEASE

# LIGHTHOUSE INDUSTRIAL BUILDING

38 Industrial Drive, Sylvan Lake, AB

14,735 SF on 2.32 Acres Industrial Land

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

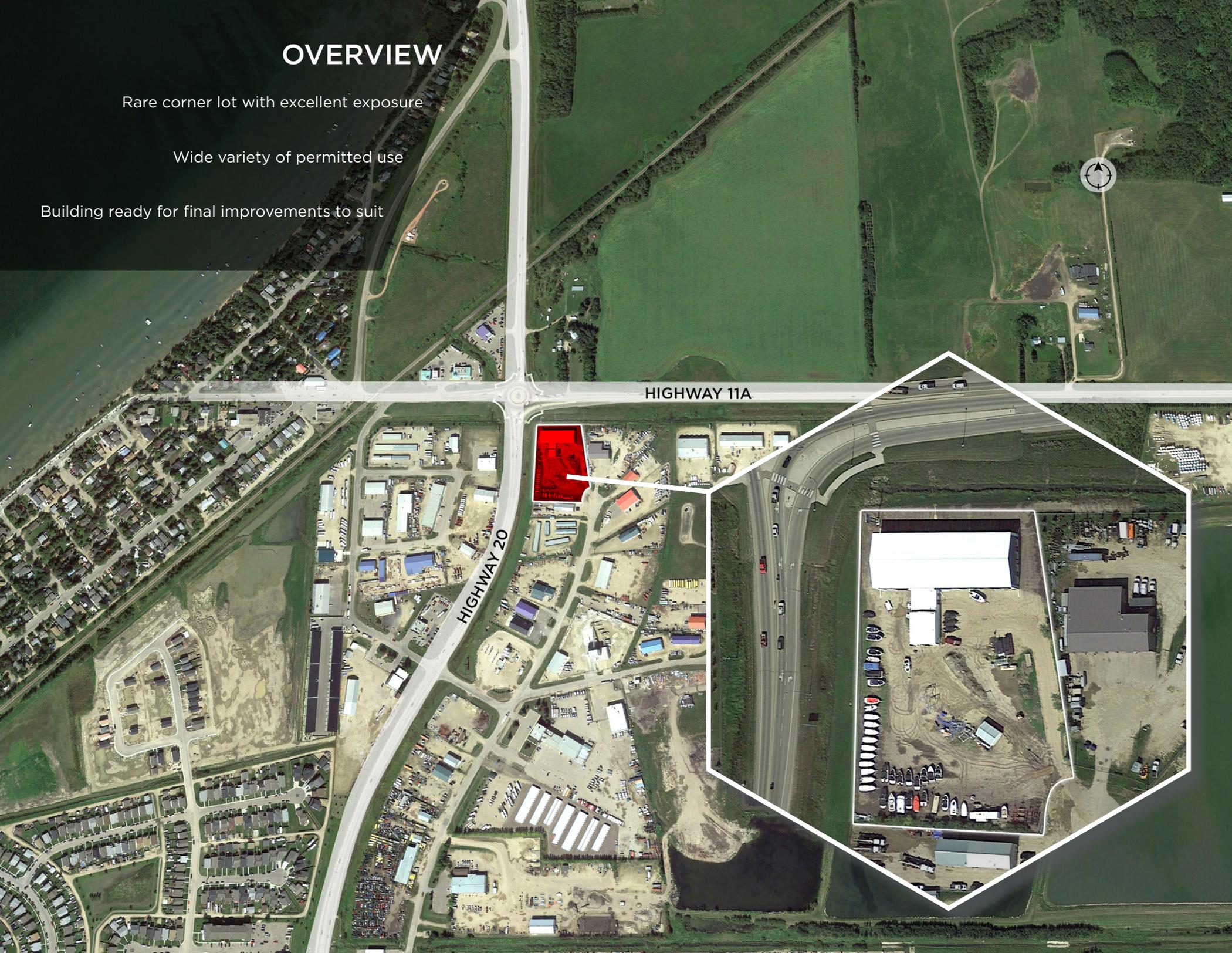
**Doug MacKay** SIOR, CCIM, CET  
Partner  
780 917 8339  
doug.mackay@cwedm.com

# OVERVIEW

Rare corner lot with excellent exposure

Wide variety of permitted use

Building ready for final improvements to suit



HIGHWAY 11A

HIGHWAY 20

# PROPERTY DETAILS

## MUNICIPAL ADDRESS

38 Industrial Drive, Sylvan Lake, AB

## LEGAL DESCRIPTION

Lot 10 & 11, Block 2, Plan 8222452

## ZONING

I1 - Light Industrial

## BUILDING TYPE

Wood frame and metal cladding

## SITE SIZE

1.55 Acres and 0.77 Acres

## YEAR BUILT

2015

## LOADING

Grade - Two (2) 12'x14'

## POWER

To be verified by  
tenant/purchaser

## CEILING HEIGHT

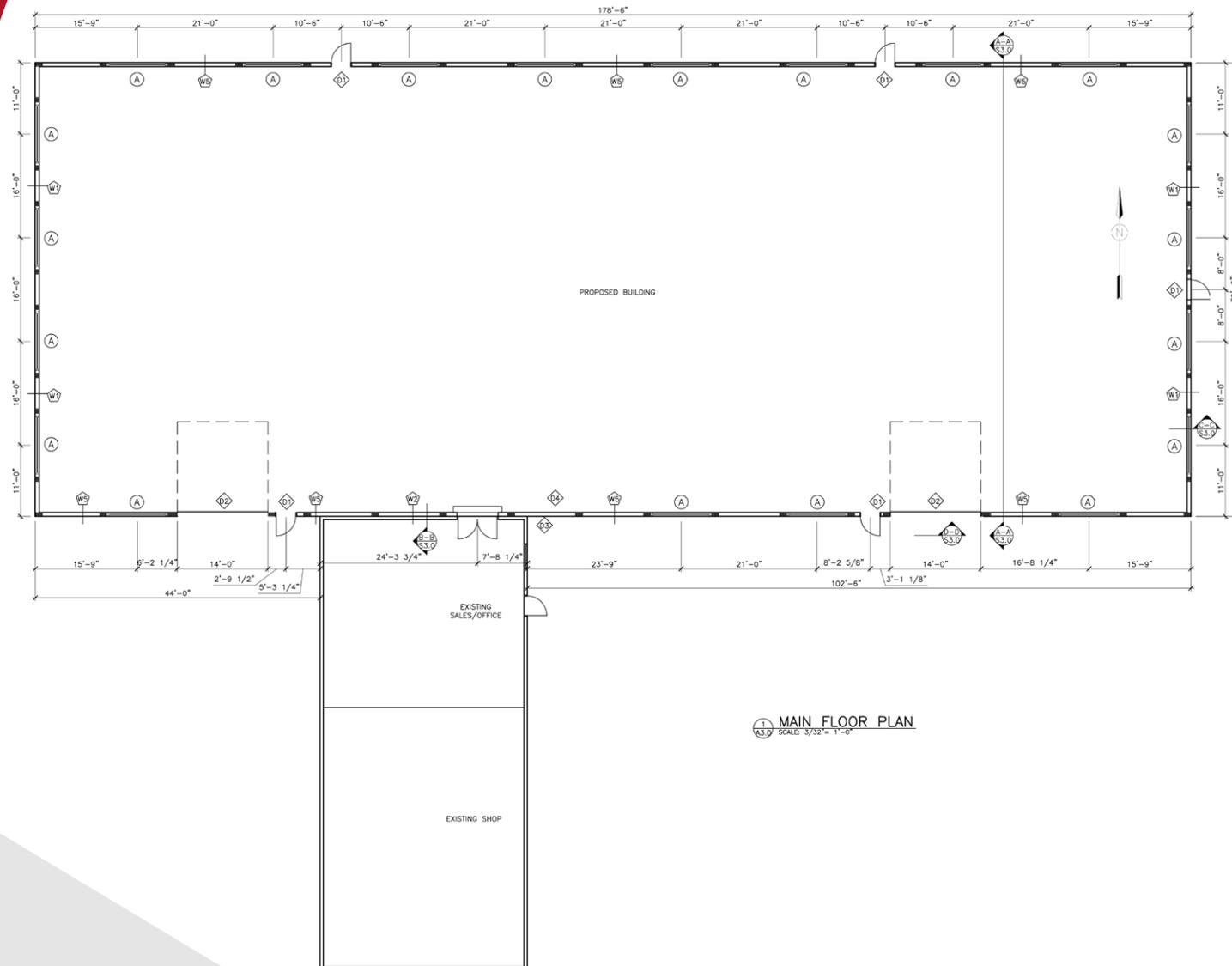
20' Clear

## SALE PRICE

\$1,500,000.00

## LEASE RATE

Market



# PROPERTY PHOTOS



 **CUSHMAN & WAKEFIELD**  
Edmonton

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