

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

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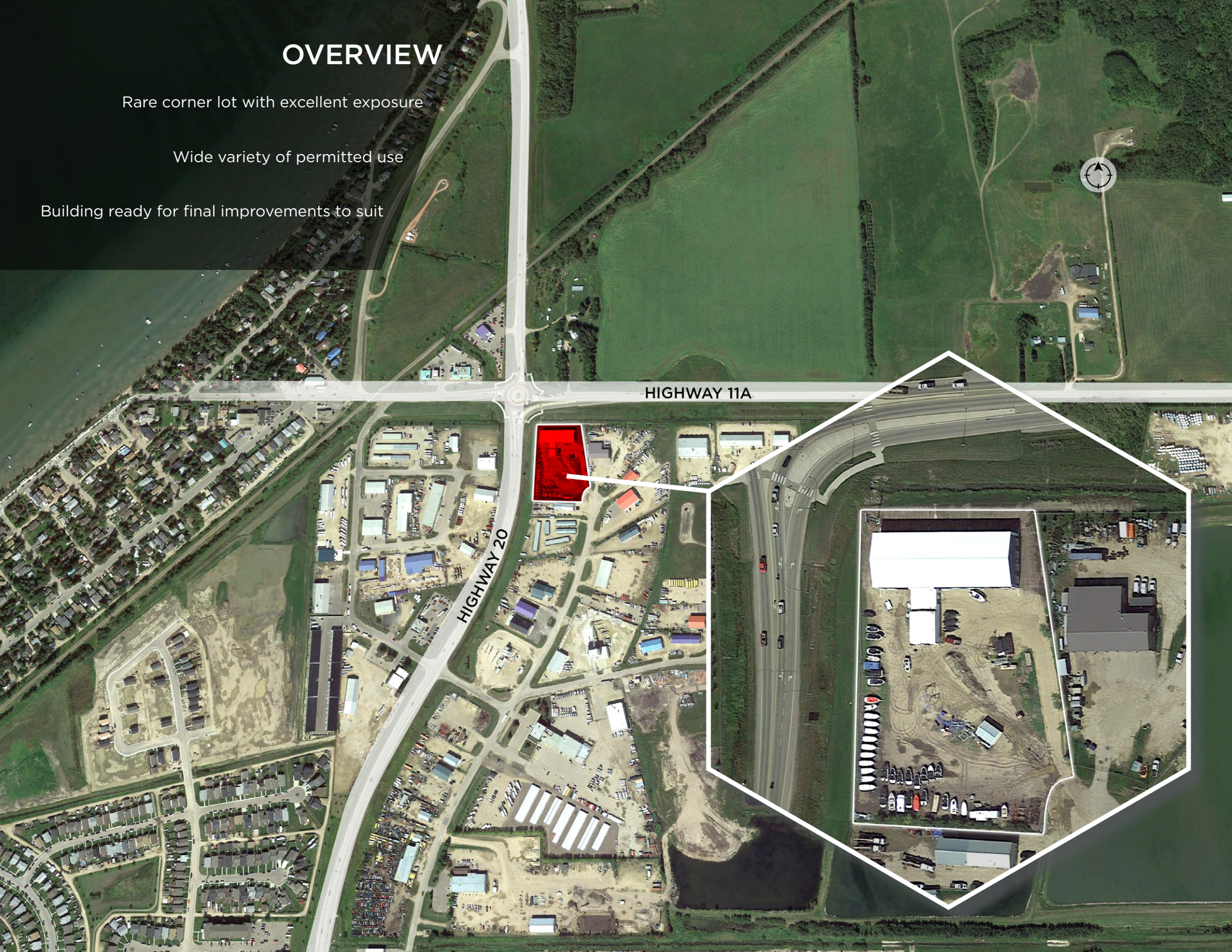
Doug MacKay SIOR, CCIM, CET
Partner
780 917 8339
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OVERVIEW

Rare corner lot with excellent exposure

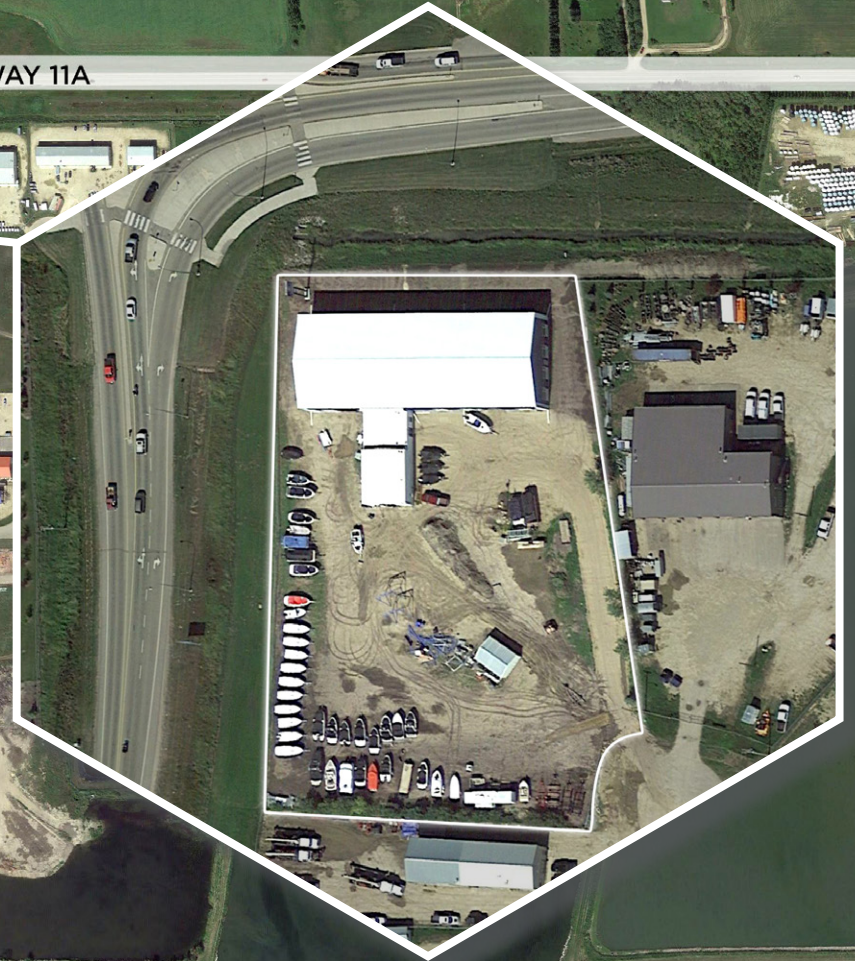
Wide variety of permitted use

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

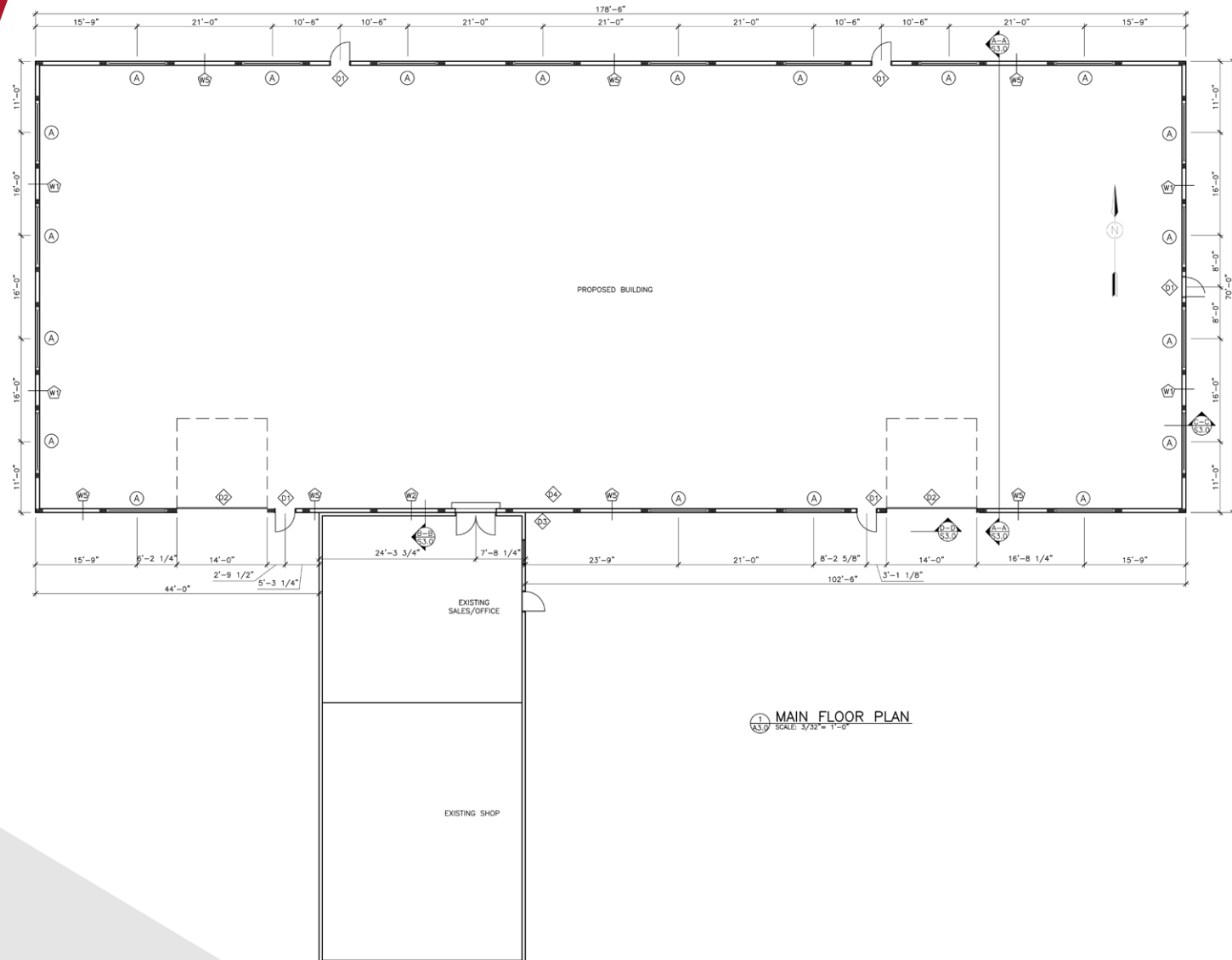
20' Clear

SALE PRICE

\$1,500,000.00

LEASE RATE

Market



PROPERTY PHOTOS



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