



101, 17 Sylvaire Close , Sylvan Lake, Alberta - \$740,000



Main Photo

Property Description

Great Tenant on month to month basis at \$12/sq ft/yr net is willing to stay or vacate. 2700 sq ft of warehouse with efficient Radiant Tube heat PLUS OFFICES. The 2 warehouse bays are 25'x54 each. 2 16'x12' Overhead SUNSHINE doors. Floor drain sumps. Total of 3 offices, one 25'x22' assembly repair room next to the offices on main. On upper level there is a very nicely put together board room with office, kitchen and bathroom. On the south side upper level is one large 25'x25' heated storage area. The offices are heated by a gas forced air furnace with central air conditioning. .5 ACRE LOT. Great investment income property or your future business home in a location (Sylvan Lake population 17K) that will attract good employees and only 20 km to Red Deer. These are 2 equal sized bays with 2 separate Titles that the owner



wants sold together at the same time.

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