

# \$1,150,000 - 30 Industrial Drive, Sylvan Lake

MLS® #A2224954

**\$1,150,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Cuendet Industrial Park, Sylvan Lake, Alberta

This exceptional commercial property, situated on a spacious 1.30-acre lot with frontage on Highway 20, offers a fantastic investment opportunity and business location. With a generous 6,538 square feet of building space that includes a versatile mezzanine and a convenient two-piece bathroom, this property is ready to serve a wide range of business needs. Features include high visibility and accessibility for your business, 1.30 acres of land provides ample room for parking, expansion, or outdoor operations, the building's mezzanine offers additional usable space, perfect for offices, storage, or customized use, this property is suitable for various businesses, including retail, manufacturing, warehousing, or office space. Whether you're looking to buy or lease, this property offers an outstanding opportunity for entrepreneurs and investors alike.



Built in 2010

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2224954    |
| Price      | \$1,150,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2010        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 30 Industrial Drive     |
| Subdivision | Cuendet Industrial Park |
| City        | Sylvan Lake             |
| County      | Red Deer County         |
| Province    | Alberta                 |
| Postal Code | T4S 1P4                 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 90             |
| Zoning         | I1             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.