

# \$2,650,000 - 18 Sylvaire Close, Sylvan Lake

MLS® #A2263774

**\$2,650,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Cuendet Industrial Park, Sylvan Lake, Alberta

Welcome to an opportunity to own or lease this 15,000 SF commercial property! Located in a prime location just off HWY 20 and HWY 11A, your business will be positioned in Sylvan Lake's prime industrial zone. The 15,000 SF property includes main and upper level office spaces, kitchenettes and additional flex use space. The property is situated on 1.73 acres, the gated rear yard storage and six oversized overhead doors supports material handling and other industrial uses. Includes one 10,000 SF wash bay and one 5,000 SF separate double bay with office spaces on the west side of building, 16ft doors, 3 bays are 75ft length and . Lease option available.

Built in 2001

## Essential Information

MLS® #	A2263774
Price	\$2,650,000
Bathrooms	0.00
Acres	0.00
Year Built	2001
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	18 Sylvaire Close
Subdivision	Cuendet Industrial Park



City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2H6

### **Additional Information**

Date Listed	October 10th, 2025
Zoning	I2

### **Listing Details**

Listing Office	Maxwell Real Estate Solutions Ltd.
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