

# \$1,800 - 106, 4 Cuendet Industrial Way, Sylvan Lake

MLS® #A2265053

**\$1,800**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Cuendet Industrial Park, Sylvan Lake, Alberta

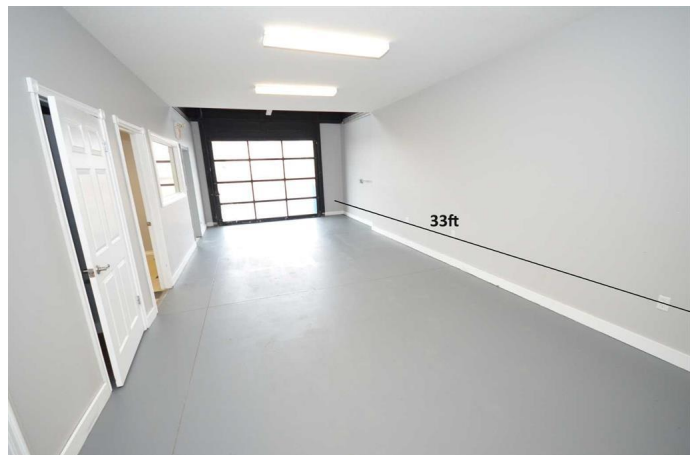
Now available for lease – Front of unit only. this clean and functional 1,430 sq ft industrial bay offers exceptional versatility for trades, service, or light industrial use. The main floor (792 sq ft) features a bright front entry/reception area, private office with two bathrooms, and a spacious 14.5â€™ x 32â€™ shop bay with a 10â€™ x 8â€™ overhead door. A mezzanine level (~640 sq ft) provides additional office, storage, and staff space, complete with a kitchenette, mechanical room, and open workspace.

Located in Sylvan Lake's Cuendet Industrial Park, just minutes from Highway 20 and town amenities, this bay provides easy access, paved parking, and flexible space suitable for a wide range of businesses. Total area: ~1,430 sq ft (main + mezzanine). 10â€™ x 8â€™ overhead bay door + man door. Two bathrooms. Kitchenette and storage mezzanine. 9â€™ ceiling height in shop. Zoned for light industrial/commercial use. Lease Rate: Negotiable – contact for terms and availability.

Built in 2002

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2265053 |
| Price     | \$1,800  |
| Bathrooms | 0.00     |
| Acres     | 0.00     |



|            |            |
|------------|------------|
| Year Built | 2002       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 106, 4 Cuendet Industrial Way |
| Subdivision | Cuendet Industrial Park       |
| City        | Sylvan Lake                   |
| County      | Red Deer County               |
| Province    | Alberta                       |
| Postal Code | T4S2J7                        |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 1                  |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.