

7 Industrial Drive  
 Sylvan Lake, Alberta

MLS # A2248873



# \$385,000

|             |              |
|-------------|--------------|
| Division:   | NONE         |
| Type:       | Industrial   |
| Bus. Type:  | -            |
| Sale/Lease: | For Sale     |
| Bldg. Name: | -            |
| Bus. Name:  | -            |
| Size:       | 1,679 sq.ft. |
| Zoning:     | I1           |

|             |                                                       |                |                                                        |
|-------------|-------------------------------------------------------|----------------|--------------------------------------------------------|
| Heating:    | Overhead Heater(s)                                    | Addl. Cost:    | -                                                      |
| Floors:     | -                                                     | Based on Year: | -                                                      |
| Roof:       | Asphalt Shingle                                       | Utilities:     | Electricity Connected, Natural Gas Connected, Sewer Co |
| Exterior:   | Wood Frame                                            | Parking:       | -                                                      |
| Water:      | Public                                                | Lot Size:      | 0.64 Acre                                              |
| Sewer:      | Public Sewer                                          | Lot Feat:      | Level                                                  |
| Inclusions: | Washer, Dryer, Two Wash tubs, Spare Garage Door Panel |                |                                                        |

Welcome to 7 Industrial Drive — a prime opportunity in the heart of Sylvan Lake’s bustling Industrial Park. Zoned I1, this versatile property features 1,680 sq ft of functional space, thoughtfully laid out with both office, mezzanine and shop areas to suit a wide range of business operations or would make a great hobby shop and storage area for your toys. Set on a 27,878 sq ft lot, the property offers ample space for parking, outdoor storage, or future development, making it an excellent option for businesses looking to grow. Whether you’re launching a new venture or expanding an existing operation, this vacant and move-in ready property provides a solid foundation in a high-visibility, high-potential location. Don’t miss your chance to establish your business in one of Central Alberta’s most dynamic industrial hubs.