

\$2,200,000 - 5 Sylvaire Close, Sylvan Lake

MLS® #A2264385

\$2,200,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.64 Acres

Cuendet Industrial Park, Sylvan Lake, Alberta

Fully leased industrial investment property located in Sylvan Lake's Beju Industrial Park. The 14,400 sq. ft. building sits on 1.50 acres and features a two-level office buildout totaling 8,800 sq. ft., and a 5,600 sq. ft. shop with three drive-in bays including one wash bay. Both tenants occupy under long-term triple net leases with structured rental escalations in place. Renewals are signed with no rollover until 2030. Stabilized NOI in 2026 is \$160,748, representing a 7.31% going-in CAP at list price. Site is fully fenced with radiant heat, HVAC, sunshine-panel overhead doors, sump systems, and yard access. Environmental remediation completed (Phase I & II available). Excellent turnkey investment with strong tenant profiles and long-term lease security.

Built in 2003

Essential Information

MLS® #	A2264385
Price	\$2,200,000
Bathrooms	0.00
Acres	2.64
Year Built	2003
Type	Commercial
Sub-Type	Industrial
Status	Active



Community Information

Address	5 Sylvaire Close
Subdivision	Cuendet Industrial Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1P4

Additional Information

Date Listed	November 4th, 2025
Days on Market	1
Zoning	I1

Listing Details

Listing Office	eXp Realty
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