



# FOR LEASE

2,077 Sq.Ft.

#101, 17 Sylvaire Close Sylvan Lake, AB



@ [mike@advantagecommercial.ca](mailto:mike@advantagecommercial.ca)



403-346-6655



Century Centre, #203, 4807 – 50<sup>th</sup> Avenue  
Red Deer, Alberta, T4N 4A5



[www.commercialandsales.com](http://www.commercialandsales.com)

Advantage – Commercial is a Division of Century 21 - Advantage

**Municipal Address:**

#101 – 17 Sylvaire Close  
Sylvan Lake, AB T4S 2H6

**Legal Description:**

Unit 1 Condo Plan 142-4178

**Building Area:**

2,077sf (Footprint) + 2<sup>nd</sup> Floor

**Base Rate (Based on Footprint):**

\$10.50/sf = \$1,817.38/month

**Estimated NNN (Property Tax & Insurance):**

\$2.94/sf = \$508.87/month

**Total Per Month:**

\$2,326.25 plus GST

**Zoning:**

I2

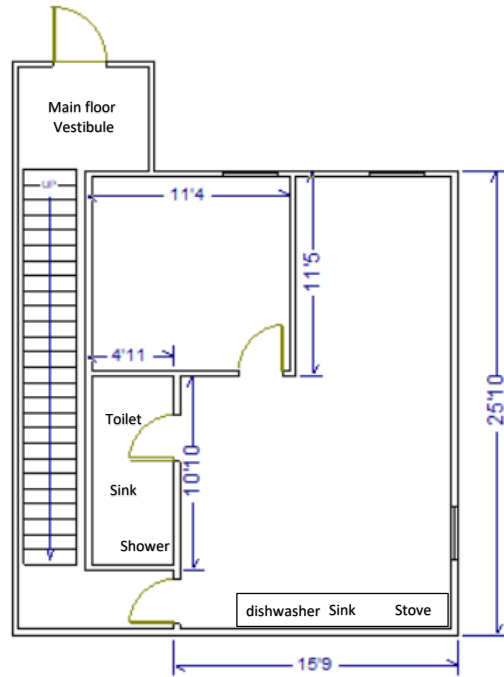
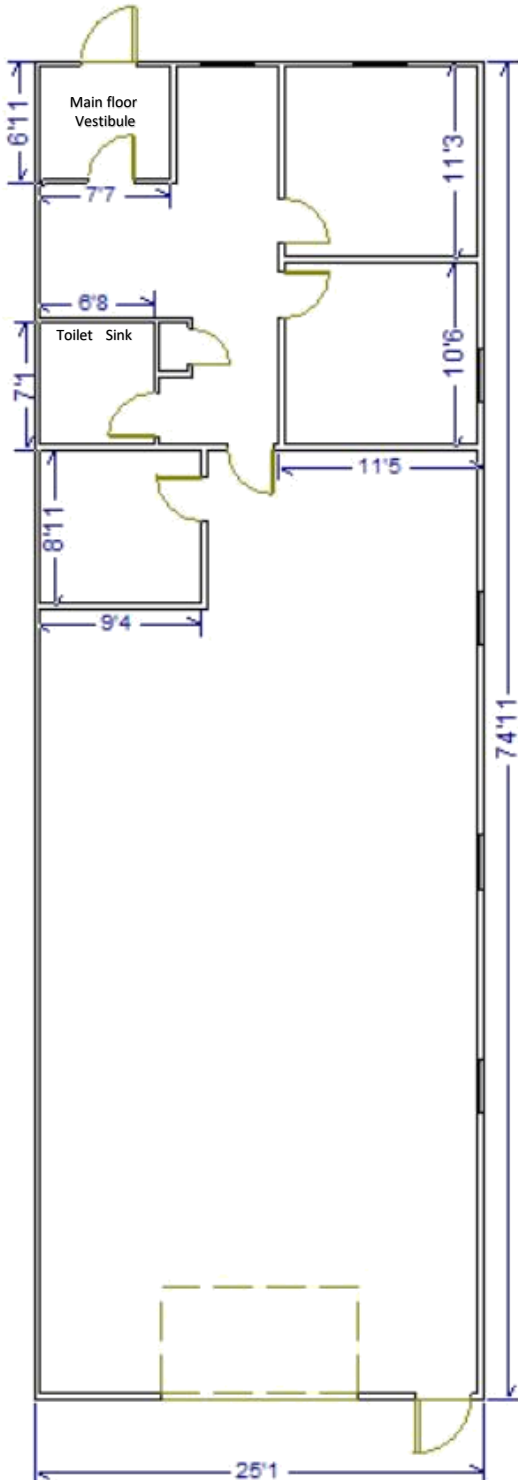
**Availability:**

30 Days



[Advantagecommercial.ca](http://Advantagecommercial.ca)



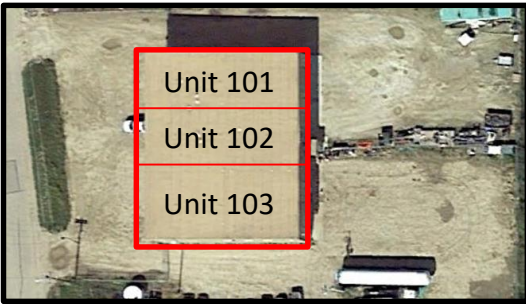


## FEATURES:

- Updated Tile flooring
- 2 Large Offices on main + 1 on 2<sup>nd</sup> Floor
- 1 Washroom on main + 1 with shower on 2<sup>nd</sup> Floor
- 2<sup>nd</sup> Floor Lunch Room has Sink, Dishwasher, Stove
- Very Bright Shop
- 14'x14' Powered OHD with Sunshine Panels
- 2-Compartment Sump
- Radiant Heat
- Hi-bay Lighting
- 20' Ceiling Height
- Compressed Air Lines Along North Wall
- Graveled Yard Area

# LEASE OPPORTUNITY

Located Just Off Hwy 11A, With Easy Access to Major Transportation Routes.



The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.