



FOR LEASE

4,175 Sq.Ft.

#103, 17 Sylvaire Close Sylvan Lake, AB



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403-346-6655



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



www.commercialandsales.com

Advantage – Commercial is a Division of Century 21 - Advantage

LEASE OPPORTUNITY

Municipal Address:

#103 – 17 Sylvaire Close
Sylvan Lake, AB T4S 2H6

Legal Description:

Unit 3 Condo Plan 142-4178

Building Area:

4,175sf (Footprint)

Base Rate:

\$10.00/sf = \$3,479.17/month

Estimated NNN (Property Tax & Insurance):

\$2.55/sf = \$887.19/month

Total Per Month:

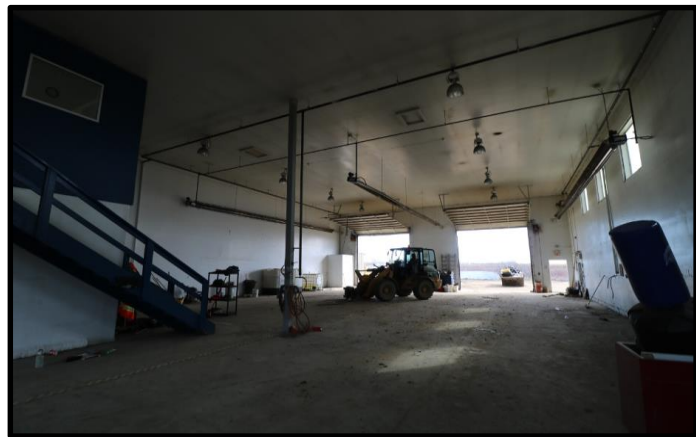
\$4,366.36 plus GST

Zoning:

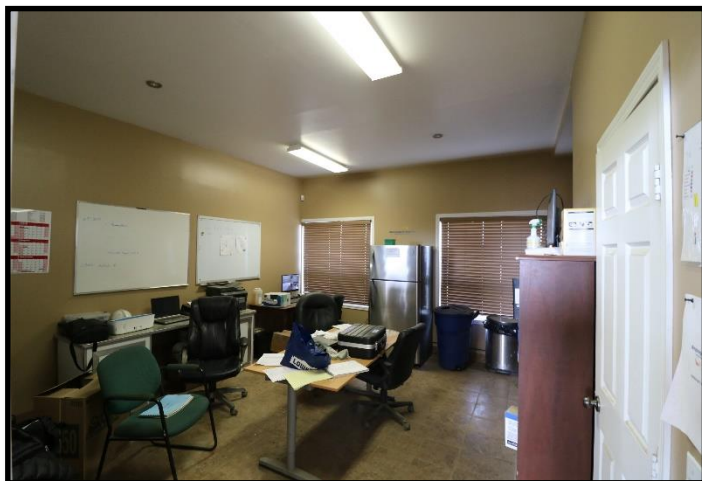
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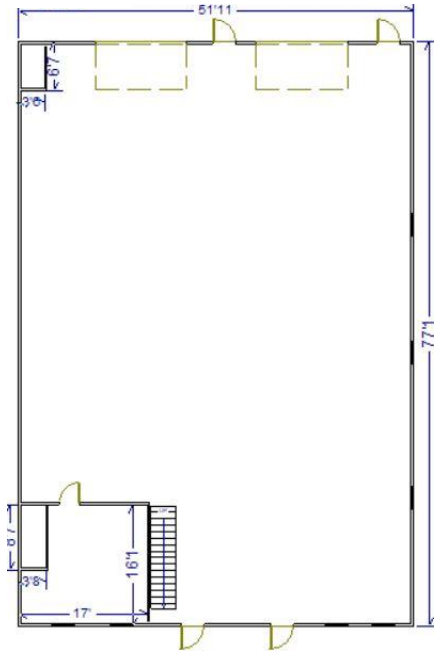
Availability:

May 1, 2019



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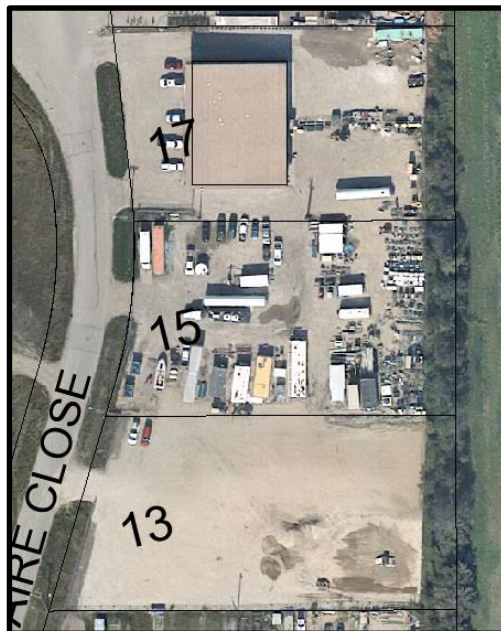


FEATURES:

- Mainly Open Warehouse Space
- Large Lunch/Meeting Room
- 2nd Floor Office with Exterior & Interior windows
- 1 Washroom
- Very Bright Shop with Windows Along South Exterior Wall
- 2 - 14'x14' Powered OHDs with Sunshine Panels
- 2 x 2-Compartment Sumps
- Radiant Heat
- Hi-bay Lighting
- 20' Ceiling Height
- Large Graveled Yard Area

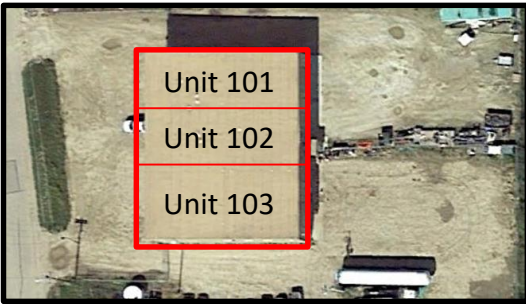
ADDITIONAL YARD OPTION:

- Immediately south of the subject building is a 1.05 acre (#15) and 1.2 acre (#13) parcel owned by the Landlord, these lots could be available with this tenancy at an additional \$1,500/acre/month. If adding this land, the Tenant must take either #15 (1.05 acre) or both lots (totaling 2.25 acres).



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.