# \$2,500,000 - 2 Industrial Drive, Sylvan Lake

MLS® #A2208906

### \$2,500,000

0 Bedroom, 0.00 Bathroom, Commercial on 3.20 Acres

Beju Industrial Park, Sylvan Lake, Alberta

Exceptional Commercial Opportunity –
Prime Highway Exposure!
Presenting Lake City Services, a
well-established and reputable business
offering recylced parts sales, car recycling,
towing services, mechanical work and more.
Located just off Highway 20, offering
outstanding visibility with 500 feet of highway
frontage and quick access to downtown and all
major transportation routes.

The main facility spans approximately 10,000 sq. ft., featuring a functional mezzanine and dedicated office space. An additional 1,600 sq. ft. detached shop provides flexible workspace, ideal for expansion or specialized operations. Currently holds majority of parts removed from vehicles.

Situated on 3.2 acres, this property offers tremendous potential for further development to accommodate a variety of commercial or industrial ventures. The sale includes the business, assets, inventory, multiple tow trucks, and all related equipmentâ€"offering a true turnkey operation.

Additional highlights:

Pre-approved subdivision of a 1-acre parcel to the south of the main buildings presents future flexibility or resale potential.

A ½-acre parcel to the north may also be available for negotiation, further enhancing growth opportunities.







Built in 1987

#### **Essential Information**

MLS® # A2208906 Price \$2,500,000

Bathrooms 0.00 Acres 3.20 Year Built 1987

Type Commercial
Sub-Type Industrial
Status Active

## **Community Information**

Address 2 Industrial Drive Subdivision Beju Industrial Park

City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S1P4

Interior

Heating Forced Air, Natural Gas, Radiant

**Exterior** 

Roof Metal

#### **Additional Information**

Date Listed April 17th, 2025

Days on Market 196
Zoning I1

## **Listing Details**

Listing Office KIC Realty

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