

# \$289,998 - 203, 25 Beju Industrial Drive, Sylvan Lake

MLS® #A2233904

**\$289,998**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beju Industrial Park, Sylvan Lake, Alberta

COMMERCIAL SPACE IN HIGH TRAFFIC AREA - SURROUNDED BY BIG BOX STORES - WALMART, CDN TIRE, BOSTON PIZZA! Investor's and Commercial Buyer's, here is an opportunity to own a great, safe investment. Currently set up as a Yoga Studio and could be easily converted into office space or other uses. This 1364 sqft unit in a prime highway commercial zoned building surrounded by Canadian Tire, Walmart, BP's, Tim Horton's, A&W, Industrial Park of various oil & gas companies, and new residential developments. Great ROI and super location with over 13,000 vehicles passing by every single day with huge exposure. 10' ceilings with seperate entrance & utilities. Excellent natural light and large commercial windows. High quality commercial flooring, drop ceiling, utility room and bathroom complete. Great signage on building and also on large pilon sign. Tons of parking with extra in the rear.

Built in 2014

## Essential Information

MLS® #	A2233904
Price	\$289,998
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Mixed Use



Status	Active
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### Community Information

Address	203, 25 Beju Industrial Drive
Subdivision	Beju Industrial Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0B6

### Additional Information

Date Listed	June 25th, 2025
Days on Market	2
Zoning	CH

### Listing Details

Listing Office	RE/MAX real estate central alberta
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