



WE ARE
COMMERCIAL

2ND FLOOR UNIT AVAILABLE

FOR LEASE

29 BEJU INDUSTRIAL DR, SYLVAN LAKE

Pad Site Also Available To Suit



PRESENTED BY

CAM TOMALTY

403.350.0075

cam@remaxcprd.com

JEREMY MAKILA

403.373.7333

jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

29 BEJU INDUSTRIAL DRIVE

SYLVAN LAKE

FOR LEASE - Located in desirable Beju Industrial Park, Sylvan Lake. This property has one unit and a pad site available for lease. The property has one unit available on the second floor (1,100 SF) and an available pad site (6,000 SF) that is build to suit. This property's location is highly visible to highway 2 and provides excellent signage opportunity. The lease price is starting at \$16.00 per SF and has an operating cost of \$5.50 per SF for the 2023 budget.



CH - Commercial Highway



1,100 to 6,000 Square Feet



2 Properties Available



Lease Rate \$16.00 Per SF



403.986.7777 | WWW.REDDEERCOMMERCIAL.COM

RE/MAX
COMMERCIAL
PROPERTIES

THE INFORMATION CONTAINED HERE IN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/ TENANT.

PROPERTY DETAILS AND AMENITIES

PROPERTY DETAILS

MUNICIPAL:	29 Beju Industrial Drive, Sylvan Lake
LEGAL LAND DESCRIPTION:	Plan: , Block , Lot:
TOTAL SIZE:	Total size of units available Unit 2200 (Second Floor) = 1,100 SF Pad Site = 6,000 SF
ZONING:	CH - Commercial Highway
PARKING:	Front paved parking
LEASE PRICE:	\$16.00 Per Square Feet
NNN:	\$5.50 Per SF (Estimated 2023)

*Tenant is responsible utilities
 ** Tenant is responsible for GST

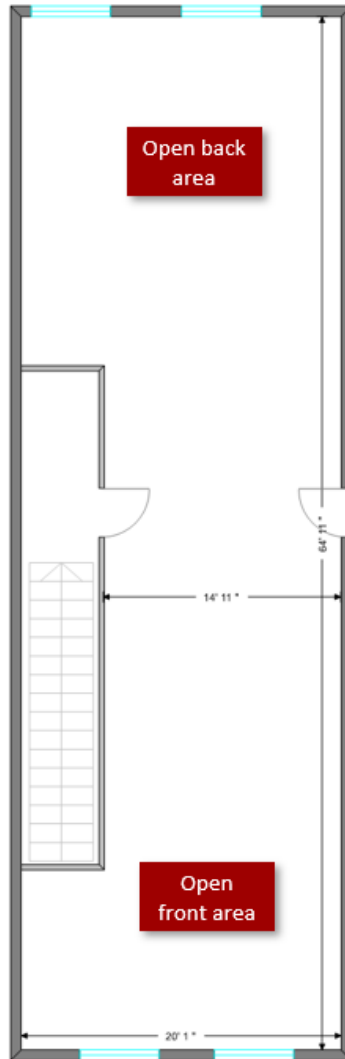


FLOOR PLANS / PHOTOS

UNIT #2200

Second Floor Unit:

- ±1,100 Sq Ft
- Large open area
- Ready for tenant improvements
- Windows on front and back wall
- Can be demised



FLOOR PLANS / PHOTOS

PAD SITE

Second Floor Unit:

- ±6,000 Sq Ft
- Build to suit
- Ample paved parking
- Zoning - CH Commercial Highway



SYLVAN LAKE , ALBERTA

A City in Central AB, Canada located approximately 25 kms west of the City of Red Deer along Highway 11 or Highway 11A. Sylvan is known as a summer hot spot for residents in Edmonton and Calgary and is a major tourism destination spot in Alberta.

Edmonton - 125 KM

Calgary - 175.4 KM

Red Deer - 25 KM



LOCATION / MAP



403.986.7777 | WWW.REDDERCOMMERCIAL.COM

THE INFORMATION CONTAINED HERE IN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT

RE/MAX
COMMERCIAL
PROPERTIES

CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

CHRIS LEVIA
403 506 2751
chris@remaxcprd.com

ANNIKA GARDNER
Unlicensed Assistant/ Marketing
annika@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

DONNA CLARK
Licensed Assistant/ Office Manager
donna@remaxcprd.com

ROWAN OMILON
Unlicensed Assistant
rowan@remaxcprd.com

RED DEER

#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777

www.reddeercommercial.com