

\$3,700,000 - 2 Industrial Drive, Sylvan Lake

MLS® #A2208906

\$3,700,000

0 Bedroom, 0.00 Bathroom,
Commercial on 3.20 Acres

Beju Industrial Park, Sylvan Lake, Alberta

Exceptional Commercial Opportunity â€”

Prime Highway Exposure!

Presenting Lake City Services, a well-established and reputable business offering recycled 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 1½-acre parcel to the north may also be available for negotiation, further enhancing growth opportunities.

Built in 1987



Essential Information

MLS® #	A2208906
Price	\$3,700,000
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	144
Zoning	I1

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.