



FOR LEASE

62 THEVENAZ INDUSTRIAL TRAIL, SYLVAN LAKE, AB



LOCATION

Sylvan Lake



LEASE RATE

Call for Rate



ZONING

CH - Highway Commercial



LEGAL DESCRIPTION

Plan 0922412, Block 5, Lot 20



UNIT SIZES

3,200 SF - 10,330 SF



POSSESSION

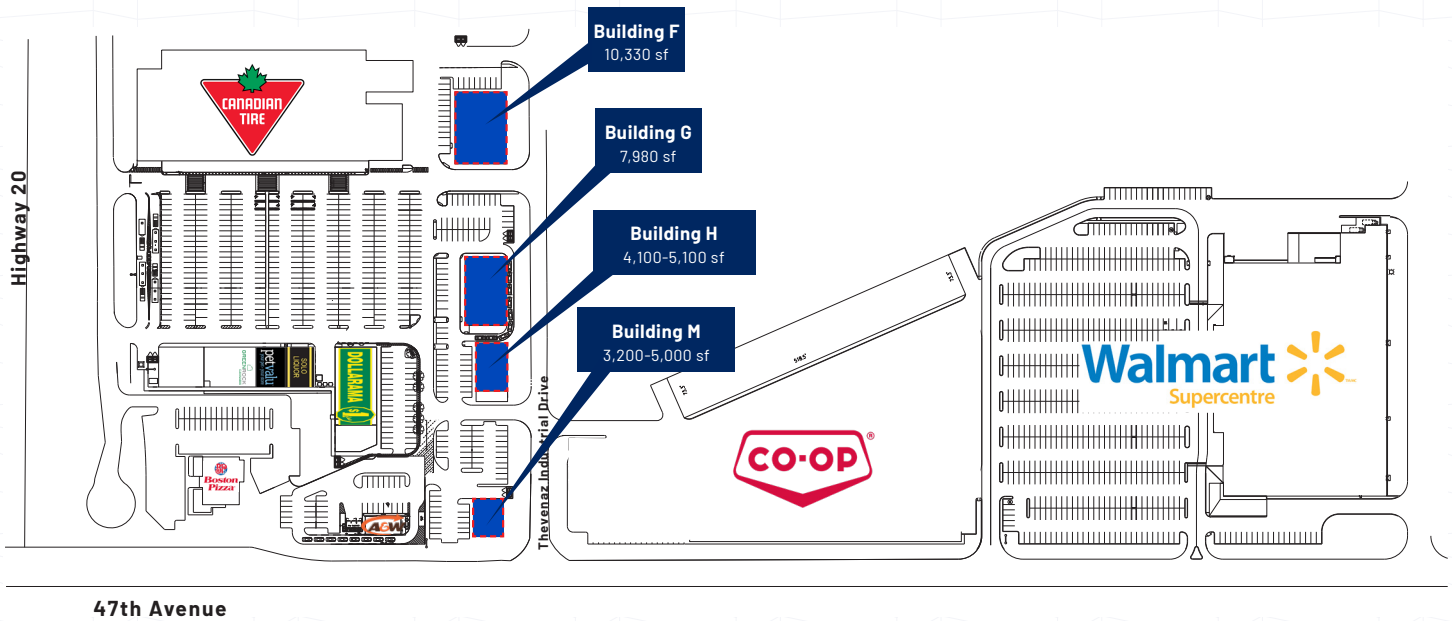
Negotiable

PROPERTY DETAILS

The shopping centre is located in the main commercial node at Highway 20 and 47th Avenue. Anchored by Walmart, Canadian Tire and Dollarama. Multiple building options available. Various unit sizes available with CRU, Pad, and Drive-Thru options, suitable for a variety of business uses. Lease rates will be determined from development costs. CAM costs will be fixed with percentage increase each year.

Located 18 km west of the City of Red Deer in Central Alberta, Sylvan Lake has a population of 16,802 (2022) and attracts over 1 million visitors annually.

Site Plan



| Unit Number | Size (SF) | Lease Rate (PSF) | CAM & Taxes (PSF) | Possession |
|-------------|---------------|------------------|-------------------|------------|
| Building F | 10,330 | Call for Rate | TBD | Negotiable |
| Building G | 7,980 | Call for Rate | TBD | Negotiable |
| Building H | 4,100 - 5,100 | Call for Rate | TBD | Negotiable |
| Building K | 3,200 - 5,000 | Call for Rate | TBD | Negotiable |



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