



FOR LEASE

62 THEVENAZ INDUSTRIAL TRAIL, SYLVAN LAKE, AB



LOCATION

Sylvan Lake



LEGAL DESCRIPTION

Plan 0922412, Block 5, Lot 20



UNIT SIZES

1,800 SF - 10,330 SF



LEASE RATE

Call For Rate



POSSESSION

Negotiable



ZONING

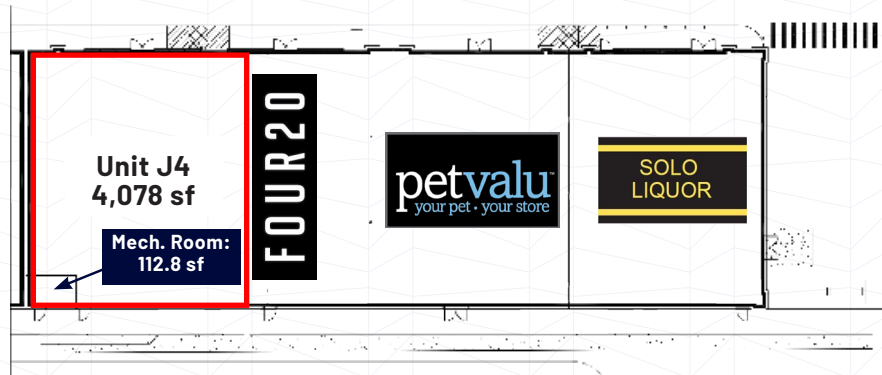
CH - Highway Commercial

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. Currently one space available for immediate possession. CRU, Pad, and Drive-Thru options available. 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 16,354 (2021) and attracts over 1 million visitors annually.

AVAILABLE UNITS



Building (Unit)	Size (SF)	Status
Building J (Unit 4)	4,078	Available now
Building K (Unit 2)	2,990	Pre-Leasing
Building G (Unit 1-4)	1,800 - 7,980	Pre-Leasing
Building M	3,200-5,000	Pre-Leasing
Building H	4,100-5,100	Pre-Leasing
Building F	10,330	Pre-Leasing
Lease Rate:		Market
CAM Charges:		\$4.32 PSF
Property Taxes:		\$1.75 PSF

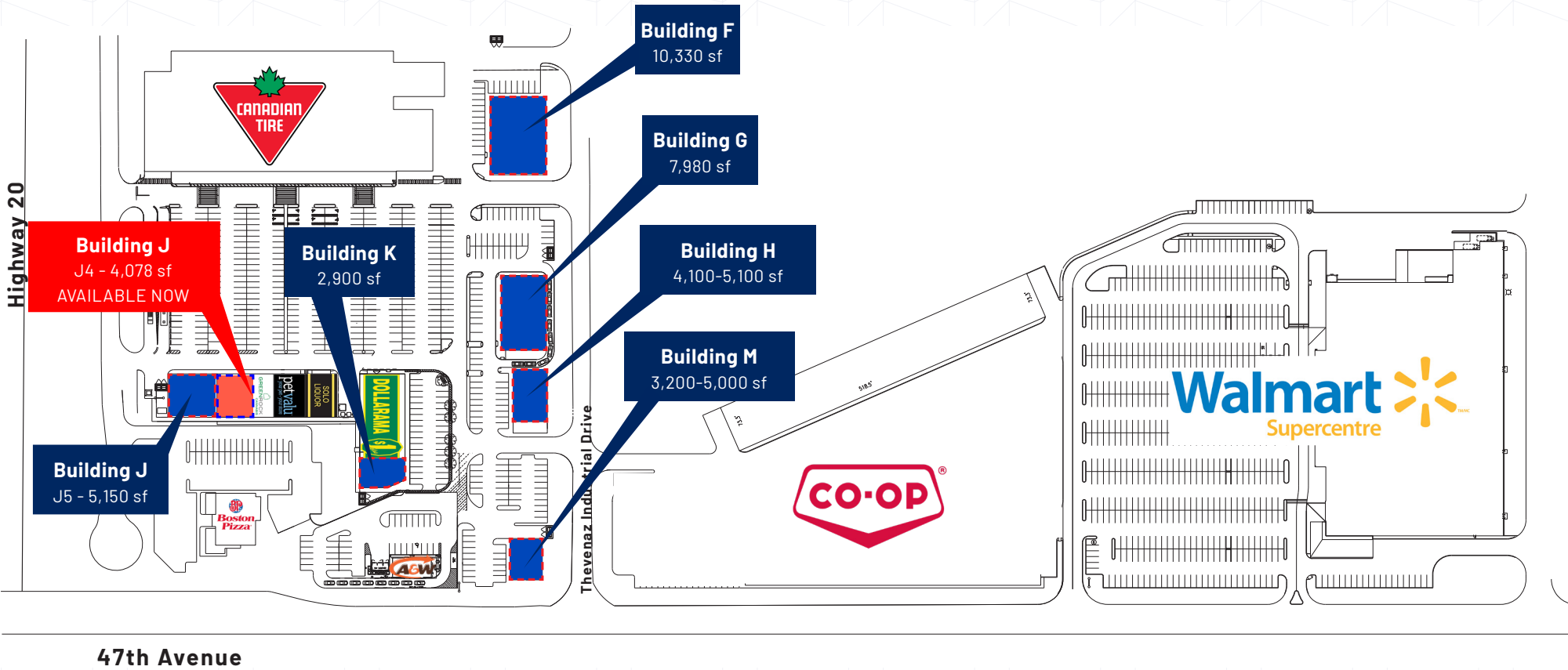


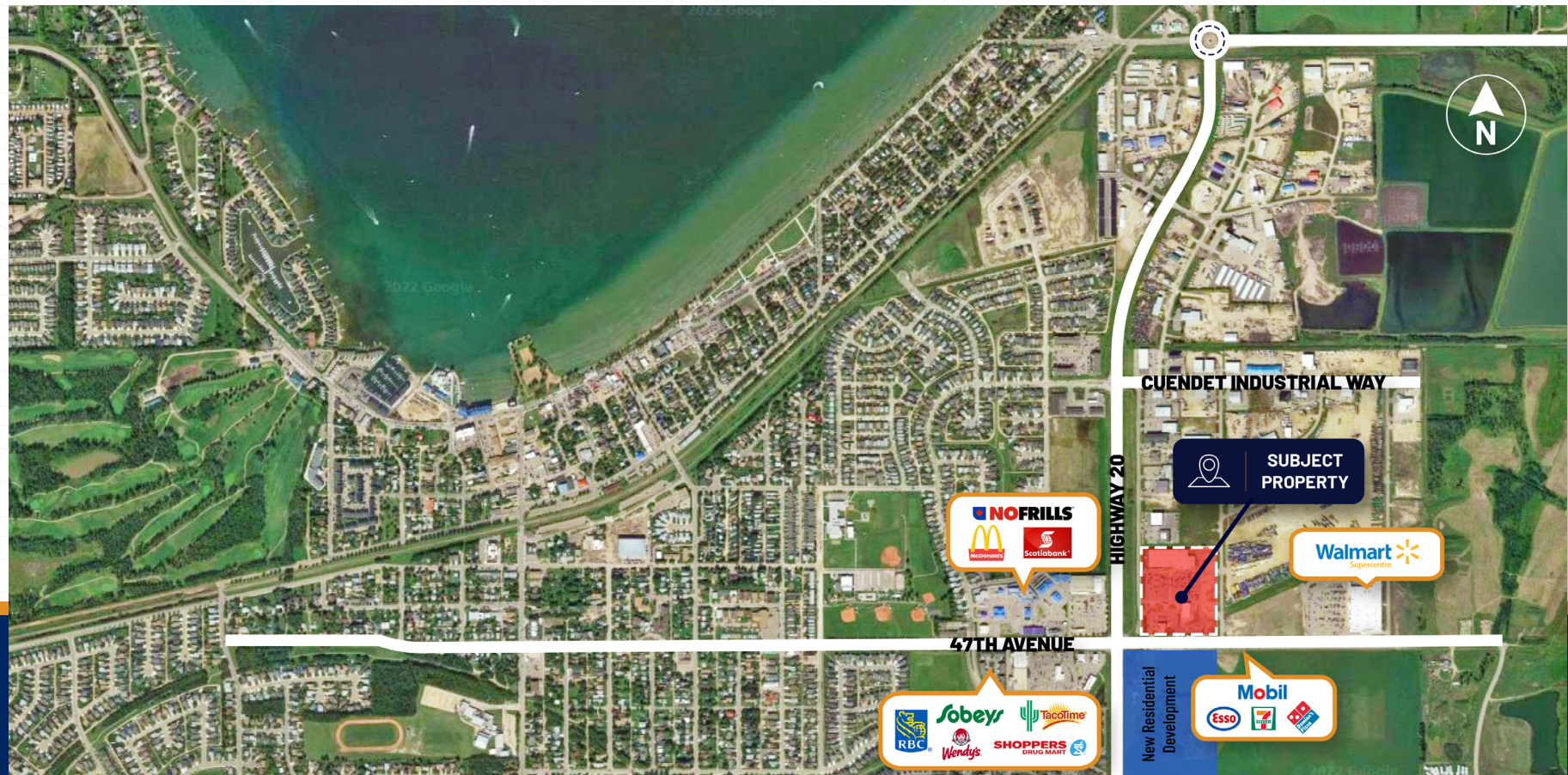
Unit J4



Unit J4 - 4,078 SF

SITE PLAN





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