



# 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**

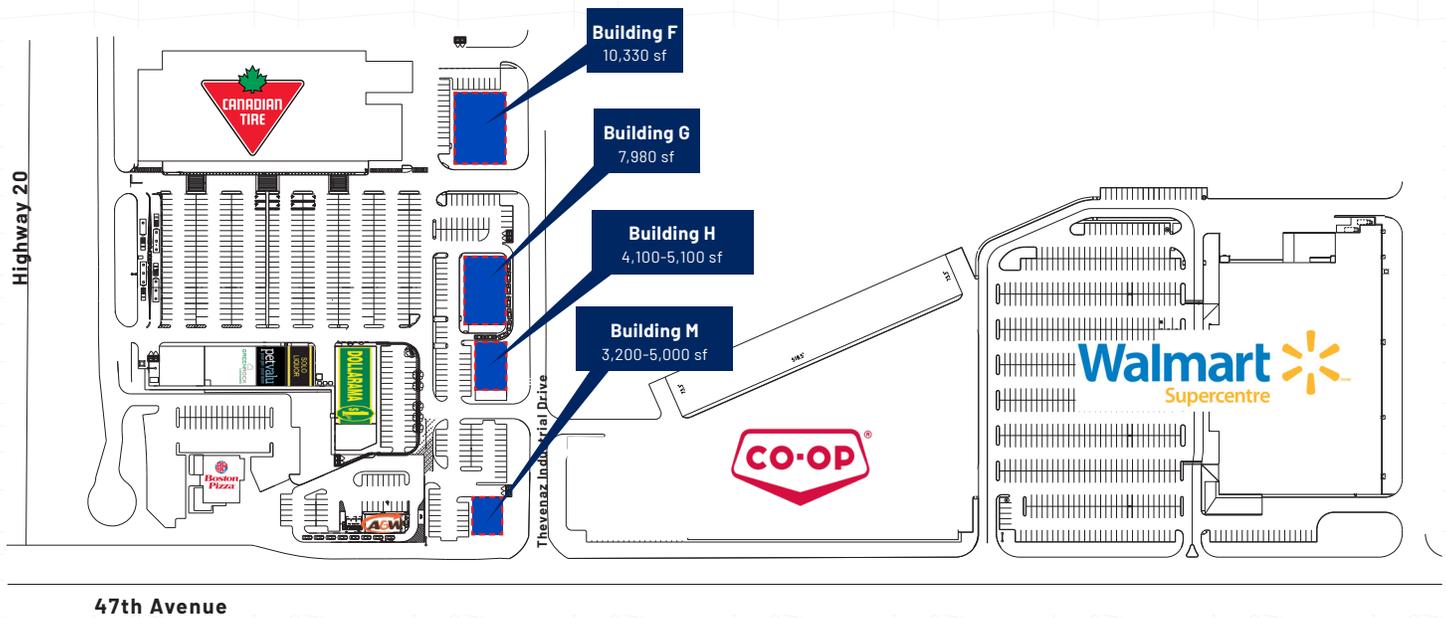
Negotiable

## 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	\$6.60	Negotiable
Building G	7,980	Call for Rate	\$6.60	Negotiable
Building H	4,100 - 5,100	Call for Rate	\$6.60	Negotiable
Building K	3,200 - 5,000	Call for Rate	\$6.60	Negotiable



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