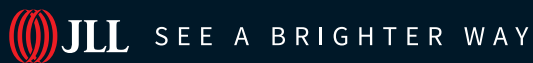


# For Sale or Lease

33 Schenk Industrial Road, Sylvan Lake, AB

**11 Separate Land Titles**

**PRICE REDUCED**



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# About the Property

Legal	Plan 0723844, Block 7, Lot 19 Plan 0526219, Block 7, Lots 11, 13-18 Plan 0520405, Block 7, Lots 2-4	
District	Beju Industrial	
Zoning	I1 - Light Industrial District	
Site Size	40.41 acres	
Year Built	2006	
Building Sizes	Office Building:	25,432 SF
	Shop Building:	47,784 SF
	Covered Cold Storage:	3,408 SF
Sale Price	\$14,000,000 \$12,500,000 (Entire Property)	
Lease Rate	Market	
Property Taxes	\$ 201,182.66 (2024)	
Site Coverage	3%	

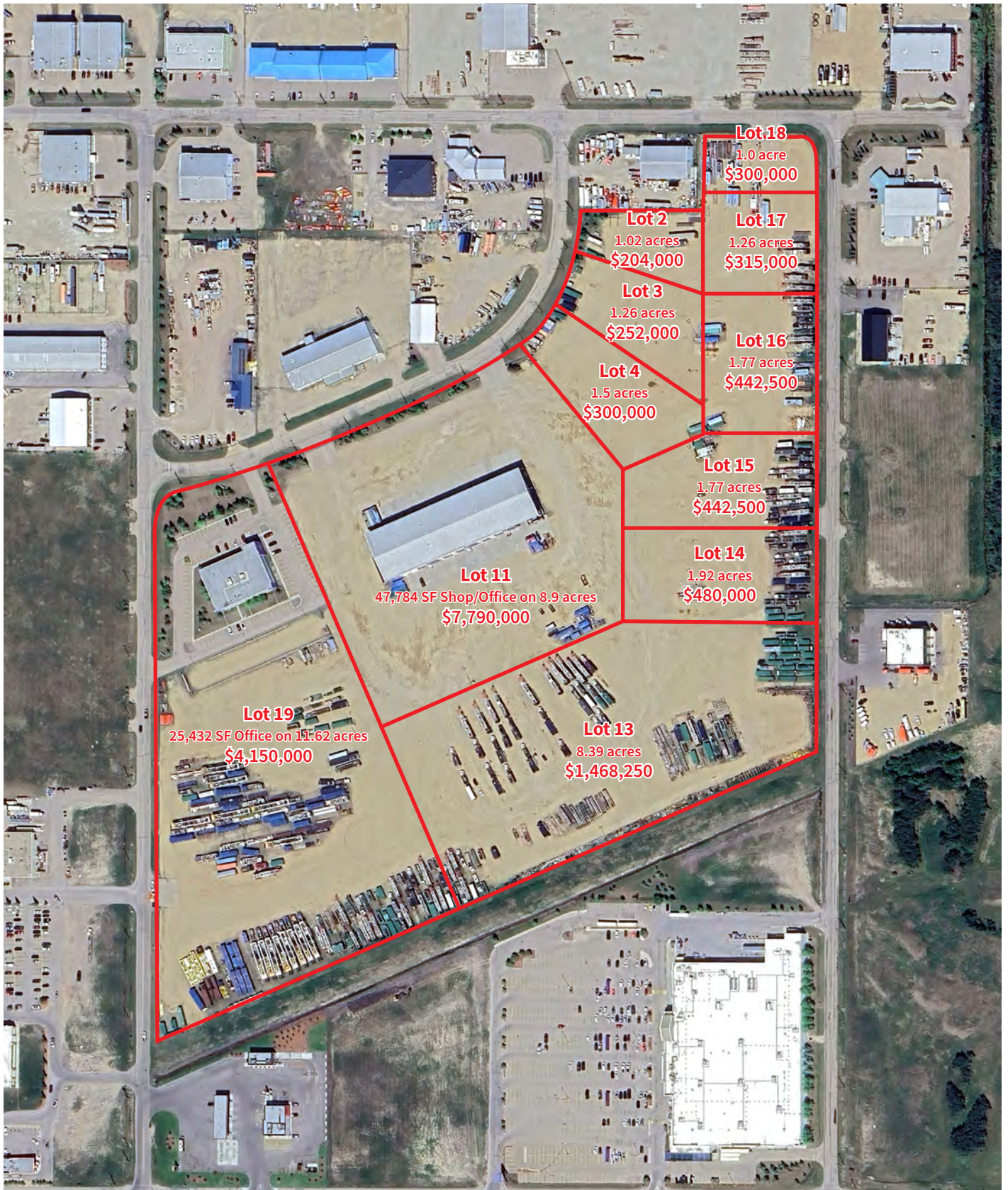
This high quality industrial shop and office property in Sylvan Lake offers a two-storey executive quality office building with attractive front entrance and finishes. The drive-thru service shop with overhead cranes and sunshine doors offers a wash bay, numerous service bays, separate office area and parts area, hotsy, compressed air lines throughout, sumps and drains, and electric door operators. Located just 18 kilometers west of Red Deer and Highway 2, the property is well positioned for numerous potential uses.

Properties available individually on a sale or lease basis





# Site Plan





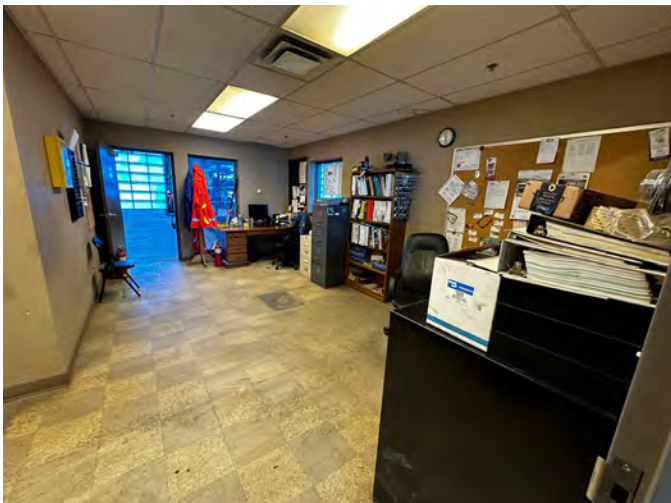
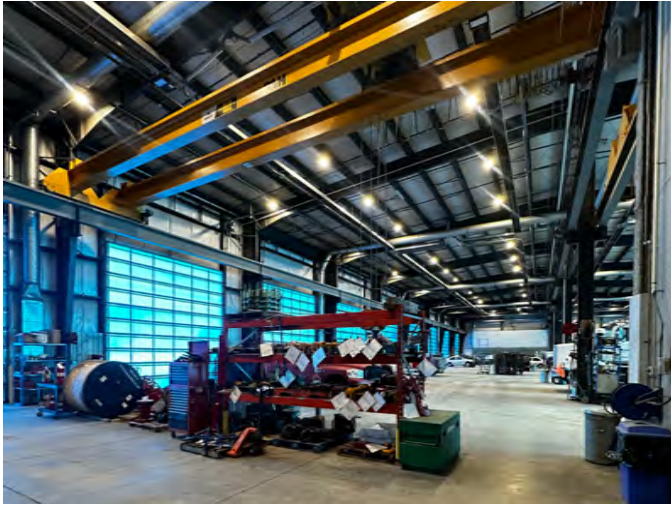
# Industrial Building



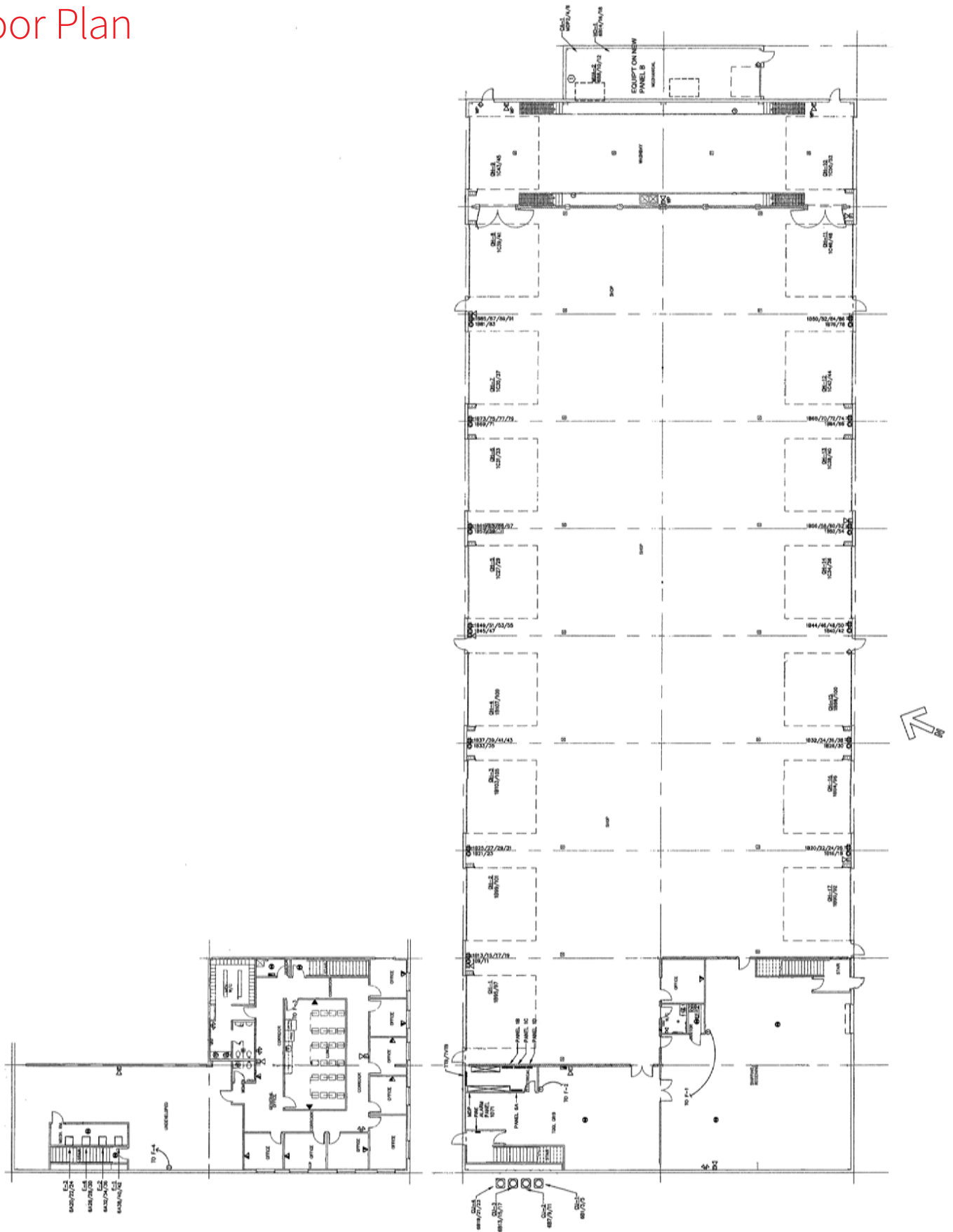
<b>Size</b>	Main Floor Shop & Office: 41,195 SF Second Floor Office: 6,589 SF Covered Cold Storage: 3,408 SF	<b>Power</b>	800 amp 347/600 volt 3 phase
<b>Loading</b>	17 drive-in 20' x 20' doors with electrical operators 8 drive-thru bays 30' wide	<b>Features</b>	<ul style="list-style-type: none"><li>• Private offices</li><li>• Washrooms on each floor</li><li>• Locker room</li><li>• Large lunchroom</li><li>• Shipping/Receiving room</li><li>• Parts room</li><li>• Double compartment drainage</li><li>• 110' bay depth</li><li>• Sloped floor with drains and sumps</li><li>• Compressed air lines</li><li>• Snorkel exhaust</li><li>• 2 MUA units (12,500 CFM and 6,000 CFM)</li><li>• 2 hotsy systems for wash bay</li><li>• 2 air compressors</li></ul>
<b>Ceiling Height</b>	29' clear to mechanical ducting		
<b>Year Built</b>	2006		
<b>HVAC</b>	Radiant heat and in-floor boiler heat		
<b>Cranes</b>	2 x 20 ton cranes 22'2" hook		
<b>Lighting</b>	LED lights		



# Industrial Building Photos



# Industrial Building Floor Plan





# Office Building

<b>Building Size</b>	Main floor:	13,210 SF
	Second floor:	12,222 SF
	Total:	25,432 SF

## Features

- Large reception / waiting area
- Main floor features large reception / lobby area, 40 offices, two meeting rooms, lunchroom, large server room, large men's and women's washrooms
- Second floor features 32 offices, two kitchenettes, lunchroom, server room, large men's and women's washrooms, and large file room
- Conference rooms
- Lunchroom / lounge on each floor, including a massive area for workers in the shop second floor
- Kitchenettes on each floor
- Multiple washrooms
- Multiple printer / work / storage rooms



Nestled in Sylvan Lake's dynamic Beju Industrial District, this impressive 25,202 square feet, 2-storey office building stands as a beacon of functionality and convenience. Boasting coveted I1 zoning, the property is primed for various industrial applications, presenting a versatile solution for businesses. The well-maintained offices exhibit a professional aesthetic with attractive finishes, complemented by abundant natural light that graces the welcoming reception area.

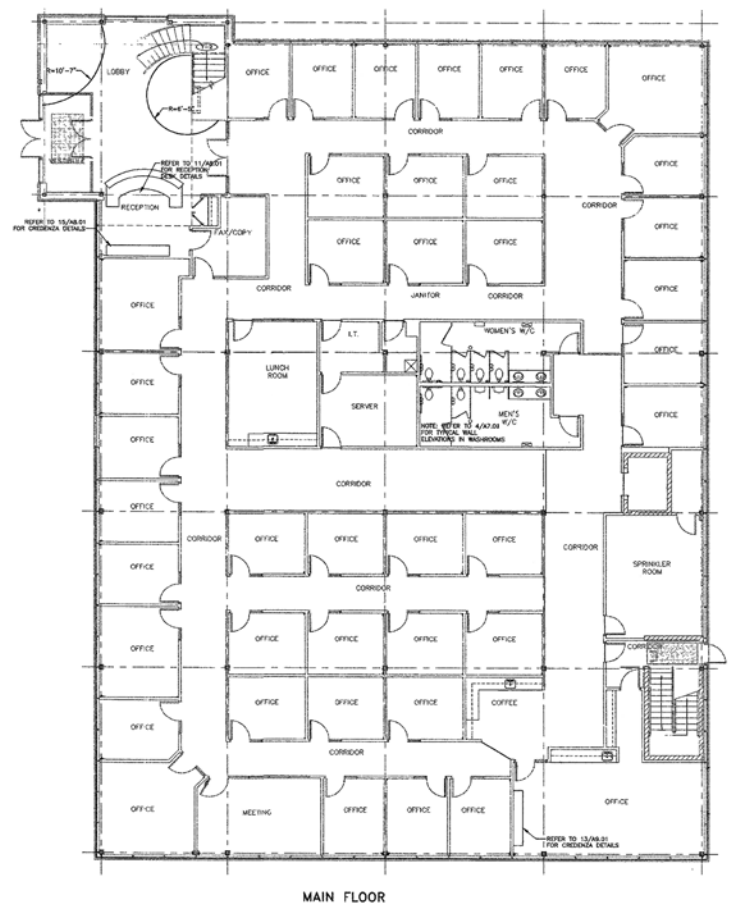
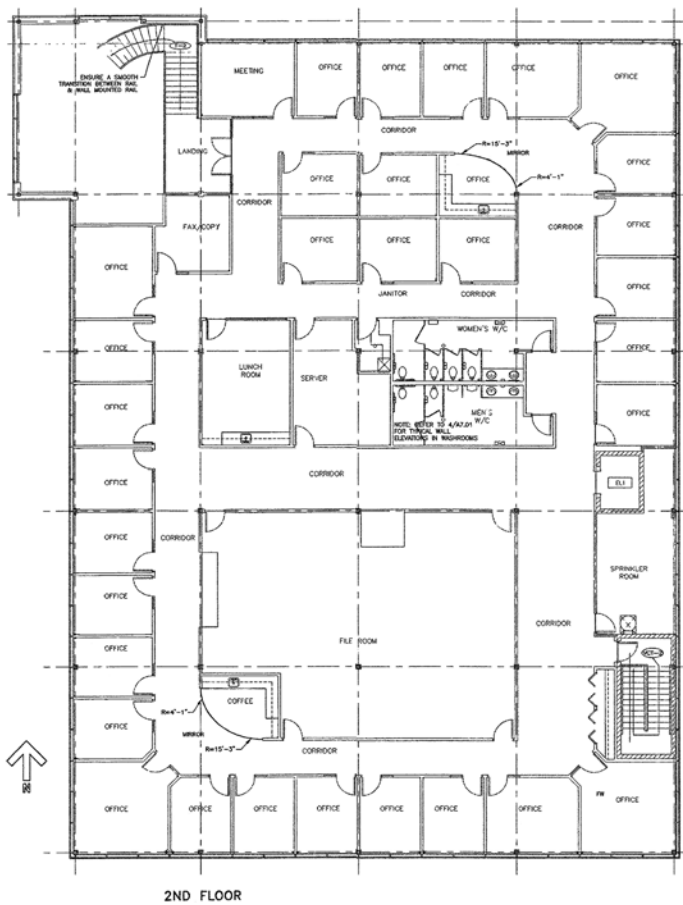
Designed with efficiency in mind, the building features multiple private offices, meeting rooms, a dedicated file room, ample storage, a training room, and convenient lunchrooms on each floor. This diversity accommodates a range of business activities and promotes collaborative work environments. Elevator access ensures seamless mobility between floors, enhancing the overall accessibility of the facility.

# Office Building Photos

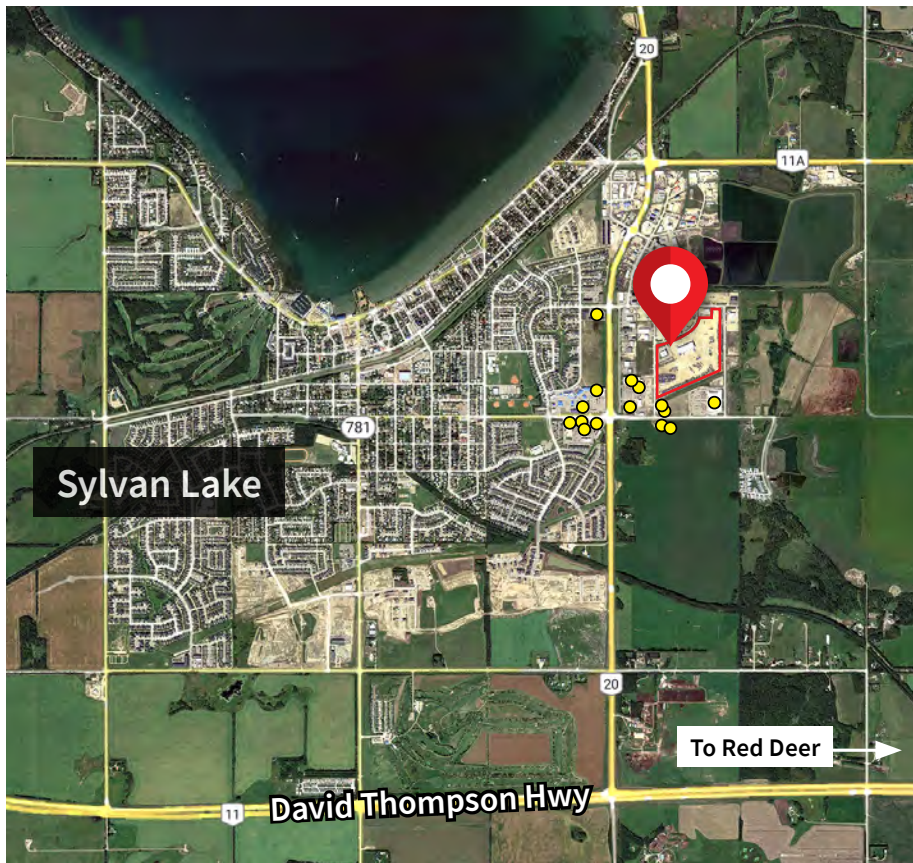




# Office Building Floor Plan



## 33 Schenk Industrial Road Sylvan Lake, AB



### Drive Times (Approx)

- Red Deer 20 min
- Edmonton 1 hr 41 min
- Calgary 1 hr 32 min
- YYC Int'l Airport 1 hr 22 min

### Nearby Amenities

- 7-Eleven
- Boston Pizza
- Canadian Tire
- Joey's Seafood
- A&W
- Walmart
- McDonald's
- Sobey's
- Dollarama
- Burger King
- No Frills
- Shoppers
- Wendy's

## Contact us

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