



GRASSROOTS
REALTY GROUP

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**16 Sylvaire Close
Sylvan Lake, Alberta**

MLS # A2259115



\$899,900

Division: Cuendet Industrial Park

Lot Size: 3.27 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: I2

Water: -

Sewer: -

Utilities: -

Exceptional opportunity to acquire a 3.20-acre industrial parcel in Sylvan Lake's Beju Industrial Park. Zoned I2 – Heavy Industrial, this site offers outstanding flexibility for a wide range of permitted and discretionary uses, including contractor yards, warehousing, storage facilities, manufacturing, and oilfield service operations. Municipal services are to the property line, making this a prime location for immediate development. The site is also well-positioned for future subdivision, with a previously prepared concept plan for two 1.63-acre lots. With well abandonment now underway, the parcel is being returned to a clean and developable state, eliminating historical encumbrances and maximizing long-term value. A rare opportunity to secure strategic industrial land in a high-demand growth corridor.