



**GRASSROOTS**  
REALTY GROUP

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**15 Sylvaire Close**  
**Sylvan Lake, Alberta**

**MLS # A2278005**



**\$409,900**

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**Division:** NONE

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**Lot Size:** 1.05 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** I2

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Exceptional opportunity to acquire a improved 1.05-acre industrial yard in the heart of Sylvan Lake's I2 Heavy Industrial area. Lot 35 is graveled, compacted, and fenced, offering a turnkey storage or contractor yard with no prep work required. This parcel may also be purchased together with the adjoining 1.20-acre Lot 36 and/or industrial building at 17 Sylvaire Close. MLS Listings A2278001 and A2278018