



**GRASSROOTS**  
REALTY GROUP

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**15 Sylvaire Close  
Sylvan Lake, Alberta**

**MLS # A2278005**



**\$409,900**

Division: NONE

Lot Size: 1.05 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: I2

Water: -

Sewer: -

Utilities: -

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