



**GRASSROOTS**  
REALTY GROUP

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**CORNER OF 47TH AVENUE HIGHWAY 20**  
**Sylvan Lake, Alberta**

**MLS # A2127373**



**\$6,600,000**

**Division:** Iron Gate

**Lot Size:** 7.98 Acres

**Lot Feat:** Rectangular Lot

**By Town:** -

**LLD:** -

**Zoning:** CNS

**Water:** -

**Sewer:** -

**Utilities:** -

If you want to be in Sylvan Lake with your business, this is where you want to be. 7.98 ACRES of prime commercial land zoned CNS (Served to property line and ready for development). SYLVAN LAKE IS BOOMING! This exceptional commercial development site is strategically located on the corner of Highway 20 and 47th Avenue in Iron Gate-Sylvan Lake subdivision. Its the only undeveloped commercial corner in what has transitioned into the thriving Town of Sylvan Lake's prime shopping corridor. The other three corners at this intersection are the existing shopping centres of Ryder's Square, Hewlett Park Landing and Smart Centres (with Wal-Mart) Iron gate subdivision currently has a 4.77 acre commercial site with 7-11 with gas bar, Dominos pizza, Mobil-1 lube and more.. The residential component of the quarter section is advancing rapidly with many phases complete and homes occupied. A sold and serviced 52 unit townhome site is rapidly selling out townhomes (Over 80% sold). There is a 98 unit apartment under construction on the south perimeter of this 7.98 acre commercial parcel, as well as a 1.69 acre multi family site (beside it) with a pending plan for an 89 unit luxury adult apartment. A 55 lot phase that is serviced (south of the 7.98 acre site-nearly sold out) with a mix of townhomes and single family homes is nearly sold out to builders with much of it already under construction or homes sold and occupied. The east side of the property has just been serviced for 42 townhome lots, all of which have been pre-sold to builders with construction to start shortly. A 26 lot single family home phase has just been serviced on the south side of the property with home construction to begin spring 2025. The balance of the quarter consists of 88 acres of residential development land on the south side that will begin development in 2025 and will consist of approximately 500 new homes. Sylvan Lake is conveniently located approximately 1 hr 10 minutes in between Calgary and Edmonton, 15 minutes from Red Deer, voted one of the six top beach destinations in western Canada...it's become true 4 seasons destination with an incredible number of annual tourists.