



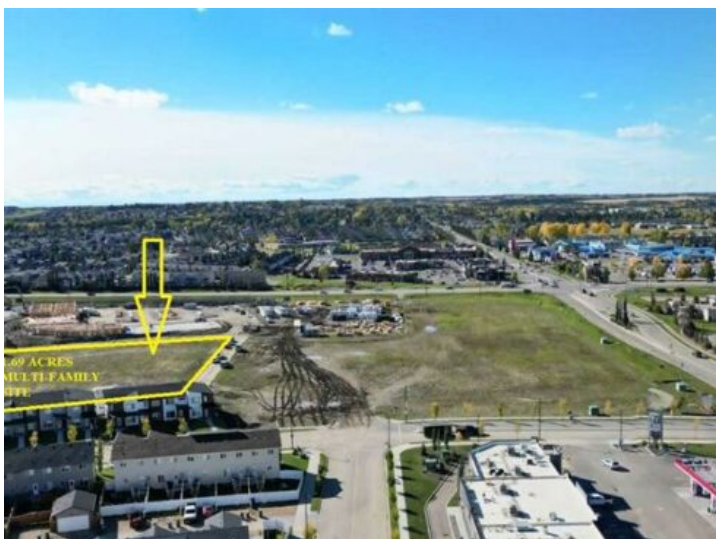
**GRASSROOTS**  
REALTY GROUP

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**1 Irvin Way  
Sylvan Lake, Alberta**

**MLS # A2127442**



**\$971,750**

**Division:** Iron Gate

**Lot Size:** 1.69 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R3

**Water:** -

**Sewer:** -

**Utilities:** -

1.69 Acre multi-family building site in the very popular-strategically located Iron Gate subdivision-Sylvan Lake. Ready to build on-this 1.69 acre multi-family site has all services to the property line and is ready for development. The property fronts onto 1 Irvin way, is surrounded by a paved lane way on three sides, and backs onto the 7.98 acre commercial development site. An incredible site for an apartment, adult living or townhomes. There are numerous homes under construction in this subdivision and an existing commercial development in Iron Gate. The surrounding area is Sylvan Lakes main shopping area with all amenities with in walking distance including Wal-Mart, Canadian Tire, Sobeys, no frills, restaurants, medical and more.