



**GRASSROOTS**  
REALTY GROUP

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**200 IRON GATE Boulevard**  
**Sylvan Lake, Alberta**

**MLS # A2145039**

**\$8,360,000**

Division: Iron Gate

Lot Size: 88.00 Acres

Lot Feat: -

By Town: -

LLD: 27-38-1-W5

Zoning: FD

Water: -

Sewer: -

Utilities: -



TAKE ADVANTAGE OF THE BOOM IN SYLVAN LAKE! Rare opportunity to purchase prime residential development land in the heart of all the action. IRON GATE-SYLVAN LAKE. 88 acres of residential development land in thriving Sylvan Lake, with the area structure plan in place. This strategically positioned land is located on corner of Highway 20 and 47th Avenue. Iron Gate is directly across from three fully developed quarter sections consisting of three district shopping centres with numerous tenants including Wal-Mart, Canadian Tire, No Frills, Sobeys's, Shoppers Drug Mart, A&W, Wendy's, McDonalds. Directly supporting these shopping centres are the fully developed residential subdivisions of Ryder's Ridge, Hewlett Park and the industrial subdivisions of Cuendet Industrial Park and Norell business Park. This area has quickly become Sylvan Lake's "Go to" for shopping, commerce and residential lifestyles. Iron Gate subdivision consists of approximately 16 acres of commercial land, single family, multi-family and duplex lots in the first phases (Nearly sold out), with the balance of the 88 acres ready for immediate development. Iron Gate subdivision has been designed and engineered to fully complement area growth with commercial development on the corner of Highway 20 and along 47th Avenue, and a comprehensive trail system/park areas with ease of walk-ability and access to it's commercial component and surrounding amenities. The land is flat and dry with excellent building conditions. Take advantage of this rare opportunity with Environmental & Geotech reports available, internal roads already named, area structure plan in place (Can be changed to meet buyers requirements). Legal and taxes to be confirmed upon final subdivision.