

# \$6,600,000 - Corner Of 47th Avenue Highway 20, Sylvan Lake

---

MLS® #A2127373

**\$6,600,000**

0 Bedroom, 0.00 Bathroom,  
Land on 7.98 Acres

Iron Gate, Sylvan Lake, Alberta

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 (Serviced 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. It's 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 an 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.

### **Essential Information**

MLS® #	A2127373
Price	\$6,600,000
Bathrooms	0.00
Acres	7.98
Type	Land
Sub-Type	Commercial Land
Status	Active

### **Community Information**

Address	Corner Of 47th Avenue Highway 20
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2J7

### **Exterior**

Lot Description	Rectangular Lot
-----------------	-----------------

**Additional Information**

Date Listed	April 30th, 2024
Days on Market	412
Zoning	CNS

**Listing Details**

Listing Office	RCR - Royal Carpet Realty Ltd.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.