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## 10 IRON GATE BOULEVARD FOR SALE

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Commercial Real Estate > Commercial Property for Sale

**Location**  
Sylvan Lake, Alberta

**Listing ID:**  
31394

**MLS ID:**  
A2241188

**\$8,360,000**



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10 Iron Gate Boulevard , Sylvan Lake , Alberta T4S 2J7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 309
<b>Zoning</b> RESIDENTIAL	<b>Subdivision</b> Iron Gate	<b>Structure Type</b> None
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> .
<b>Building Area (Sq. Ft.)</b> 0.00	<b>Building Area (Sq. M.)</b> 0.00	<b>Lot Size (Sq. Ft.)</b> 3833280
<b>Lot Size (Acres)</b> 88.00	<b>Inclusions</b> NONE	<b>Restrictions</b> None Known

#### Reports

Aerial Photos,Environmental Phase  
1,Geo Technical,Site Plans

IRON GATE-SYLVAN LAKE. 88 acres of residential development land in BOOMING Sylvan Lake, with the area structure plan in place. This strategically positioned land is located on corner of Highway 20 and 47th Avenue. The area structure plan has been altered to take advantage of higher density and caters to affordable new home construction. 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, Sobey'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 consists of approximately 16 acres of commercial land, multi-family and duplex lots in the first phase, 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, Duck unlimited levies paid, internal roads already named, area structure plan in place. Legal and taxes to be confirmed upon final subdivision.

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