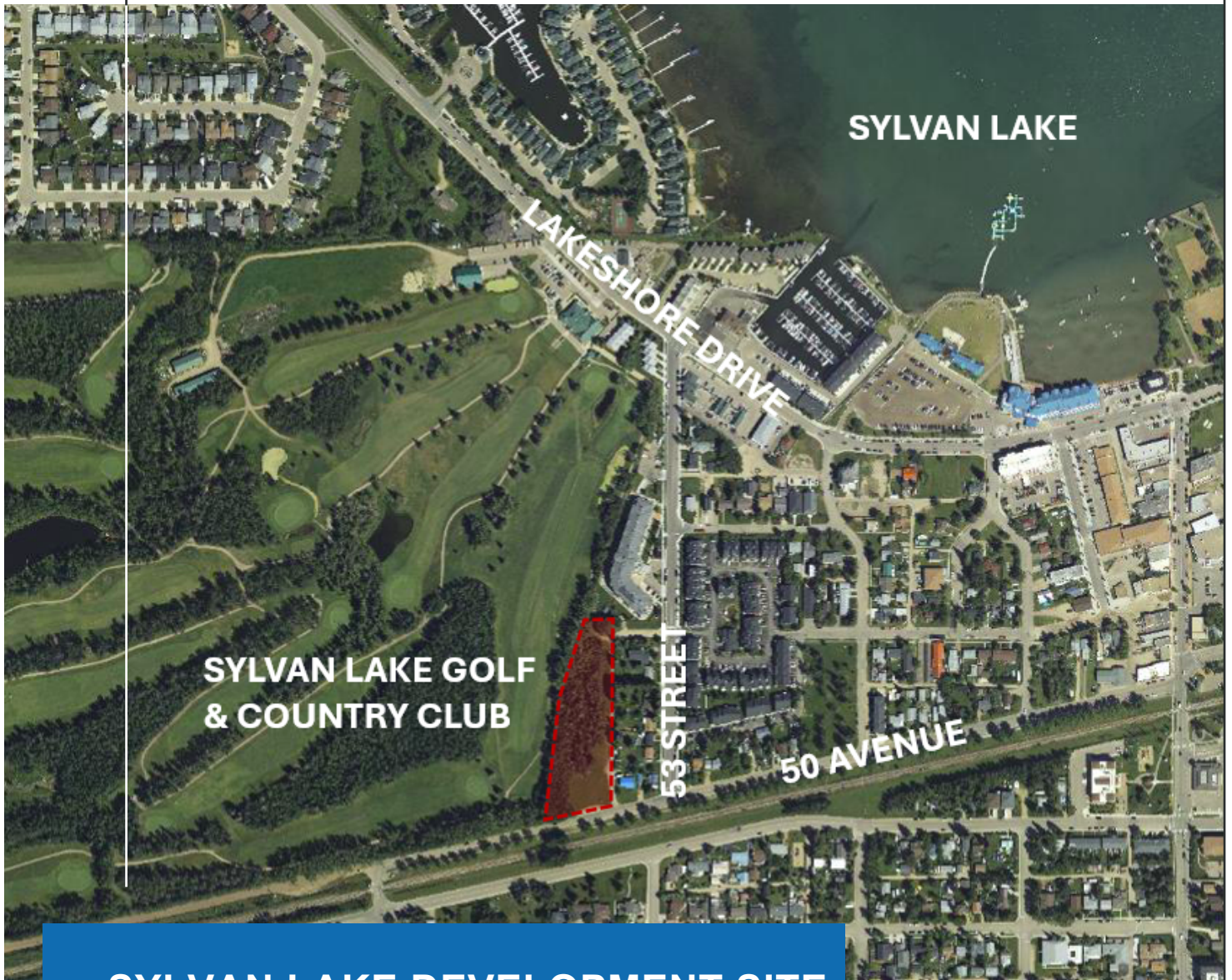


FOR SALE



SYLVAN LAKE DEVELOPMENT SITE
SYLVAN LAKE, ALBERTA

LUKE MAYER

403.815.9426

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PROPERTY SUMMARY

HIGHLIGHTS

2.28 acre development site located adjacent to Sylvan Lake Golf & Country Club and a short walk to Sylvan Lake.

OVERVIEW

Opportunity to purchase a prime development site in desirable Sylvan Lake with high-density zoning already on place allowing for 4+ storey residential construction. Plans and development permit drawings for a 6 storey mixed use development have been prepared and can be provided to qualified purchasers.

Address	5310 50 Avenue
Site Size	2.28 Acres
Sale Price	\$995,000.00
Price Per Acre	\$436,404 per acre
Zoning	RWV - West Village Residential
Type	Vacant Land
Property Tax	\$8,448 (2026)
Legal	2036HW;20;11
Available	Immediately



Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy, with all information contained herein being subject to errors, omissions, conditions, withdrawal or other changes without notice and same should not be relied upon without independent verification.

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