



20 Hewlett Park Landing

±11,325 SF

0.26 Acres

100 Hewlett Park Landing

±10,020 SF

0.23 Acres

Prominent Retail Pad Site Opportunities For Sale / Build to Suit

Hewlett Park Landing, Sylvan Lake, AB

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CMN Calgary Inc.

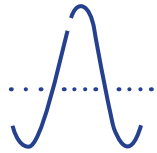
Local Demographics

Based on a 3km radius

(2022)



Population
11,131



Average Age
38.7



Number of Households
4,652



Average Household Income (\$)
113,042

Property Features



Grocery Anchored Development



High Visibility and Traffic Counts



New Construction Opportunity



Diverse Existing Tenancy Mix

Notable Tenants



Scotiabank

SHOPPERS DRUG MART



SUBWAY

Sobeys

Mobil



NOFRILLS

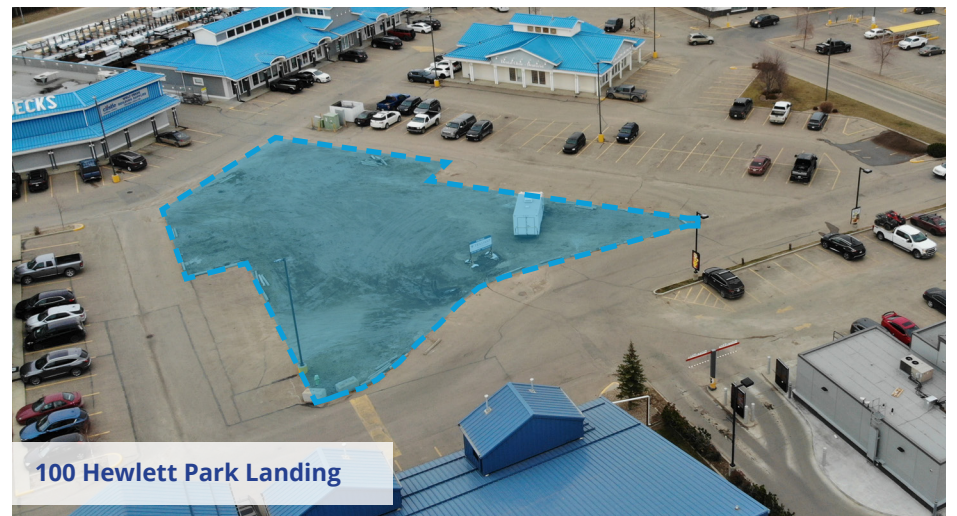
ATB Financial



Property Overview

Municipal Address	20 Hewlett Park Landing, Sylvan Lake, AB
	100 Hewlett Park Landing, Sylvan Lake, AB
Legal Address	20: Plan 0125529 ; Block 14A
	100: Plan 0125529 ; Block 12A
Location	Hewlett Park Landing
Site Size	20: ±0.26 Acres ±11,325 SF
	100: ±0.23 Acres ±10,020 SF
Zoning	Highway Commercial District (CH)
Term	10+ Years
Lease Rate	Market
Sale Price	20: \$525,000.00
	100: \$410,000.00
Taxes	20: \$8,068.32 (est. 2023)
	100: \$6,294.22 (est. 2023)
Available	Immediately

Site Plans



Site plans are for visual reference and are not to scale



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