\$8,360,000 - 10 Iron Gate Boulevard, Sylvan Lake

MLS® #A2241188

\$8,360,000

0 Bedroom, 0.00 Bathroom, Commercial on 88.00 Acres

Iron Gate, Sylvan Lake, Alberta

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-abilty 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.

Essential Information

MLS® # A2241188

Price \$8,360,000

Bathrooms 0.00

Acres 88.00

Type Commercial Sub-Type Mixed Use

Status Active

Community Information

Address 10 Iron Gate Boulevard

Subdivision Iron Gate

City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 2J7

Additional Information

Date Listed July 18th, 2025

Days on Market 105

Zoning RESIDENTIAL

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.

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