

# \$8,360,000 - 200 Iron Gate Boulevard, Sylvan Lake

MLS® #A2145039

**\$8,360,000**

0 Bedroom, 0.00 Bathroom,  
Land on 88.00 Acres

Iron Gate, Sylvan Lake, Alberta

TAKE ADVANTAGE OF THE BOOM IN SYLVAN LAKE! Rare opportunity to purchase prime residential development land in the heart of all the action. IRON GATE-SYLVAN LAKE. 88 acres of residential development land in thriving Sylvan Lake, with the area structure plan in place. This strategically positioned land is located on corner of Highway 20 and 47th Avenue. 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 of approximately 16 acres of commercial land, single family, multi-family and duplex lots in the first phases (Nearly sold out), 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, internal roads already named, area structure plan in place (Can be changed to meet buyers requirements). Legal and taxes to be confirmed upon final subdivision.

### **Essential Information**

MLS® #	A2145039
Price	\$8,360,000
Bathrooms	0.00
Acres	88.00
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	200 Iron Gate Boulevard
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2J7

### **Additional Information**

Date Listed	June 27th, 2024
Days on Market	289
Zoning	FD

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.