

# \$575,000 - 16 Sylvaire Close, Sylvan Lake

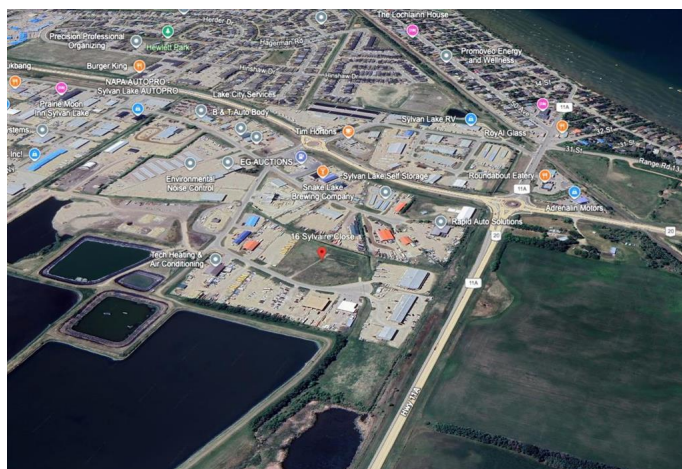
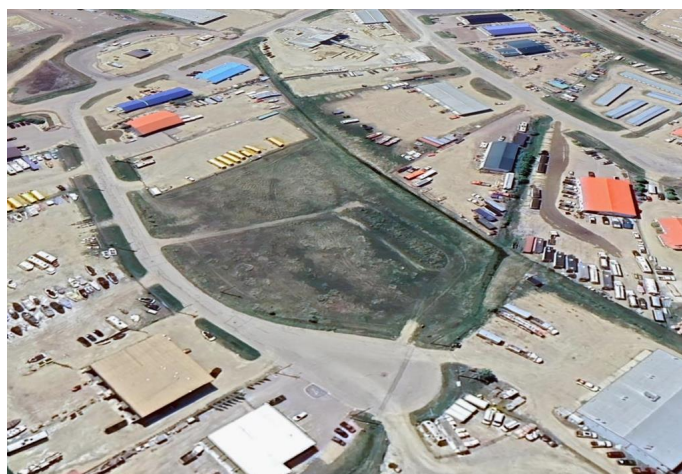
MLS® #A2196291

**\$575,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.26 Acres

Beju Industrial Park, Sylvan Lake, Alberta

This prime 3.26-acre commercial property in the thriving community of Sylvan Lake presents an exceptional opportunity for entrepreneurs and investors alike. Located in a high-growth area, the property offers excellent visibility and easy access, ensuring maximum exposure for your business. Whether you envision a retail space, office building, or industrial venture, the ample lot size provides the flexibility to design and develop according to your needs. With immediate possession available, you can start building your business without delay and take advantage of Sylvan Lake's expanding market. A well is already on-site, though setbacks will apply, and with town approval, the property offers subdivision potential, adding even more flexibility for future expansion or investment. With its strategic location, significant lot size, and development potential, this commercial property is a rare find in one of Alberta's fastest-growing communities. Don't miss the chance to secure this high-value opportunity!



## Essential Information

MLS® #	A2196291
Price	\$575,000
Bathrooms	0.00
Acres	3.26
Type	Land

Sub-Type	Commercial Land
Status	Active

### Community Information

Address	16 Sylvaire Close
Subdivision	Beju Industrial Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S2H6

### Additional Information

Date Listed	March 3rd, 2025
Days on Market	51
Zoning	I2

### Listing Details

Listing Office	eXp Realty
----------------	------------

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