

# \$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 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-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,  
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	59
Zoning	RESIDENTIAL

### **Listing Details**

Listing Office	RCR - Royal Carpet Realty Ltd.
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