

**4 IRON GATE Drive
Sylvan Lake, Alberta****MLS # A2173891****\$1,327,500****Division:** Iron Gate**Lot Size:** 1.77 Acres**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** CNS-COMMERCIAL**Water:** -**Sewer:** -**Utilities:** -

IRON GATE-SYLVAN LAKE. 1.77 acre parcel of prime commercial development land (zones CNS) in a high traffic area in thriving Sylvan Lake, located directly across from Wal-Mart in Iron Gate subdivision on 47th Avenue. (1 ACRE AVAILABLE RIGHT BESIDE THIS LAND IF YOU NEED A LARGER PARCEL MLS A2173893). Iron Gate is directly across from three fully developed residential quarter sections with commercial component consisting of three district shopping centres with numerous tenants including a 7-11 with gas bar, CO-OP gas bar and car wash, Wal-Mart, Canadian Tire, No Frills, Sobey's, Shoppers Drug Mart, A&W, Wendy's, McDonalds to name just a few. 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 future Norell business Park. This area has quickly become Sylvan Lake's "Go to" for shopping, commerce and residential lifestyles. Iron Gate subdivision consists of numerous multi family developments- single family homes, duplex lots, townhome lots, apartment sites with the balance of the 88 acres in mixed residential (servicing commencing in 2025). The residential component of Iron Gate is selling rapidly, quickly increasing the number of roof tops in the area.