

**16 Sylvaire Close
Sylvan Lake, Alberta****MLS # A2196291****\$575,000****Division:** Beju Industrial Park**Lot Size:** 3.26 Acres**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** I2**Water:** -**Sewer:** -**Utilities:** -

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!