

COMMERCIAL LAND FOR SALE

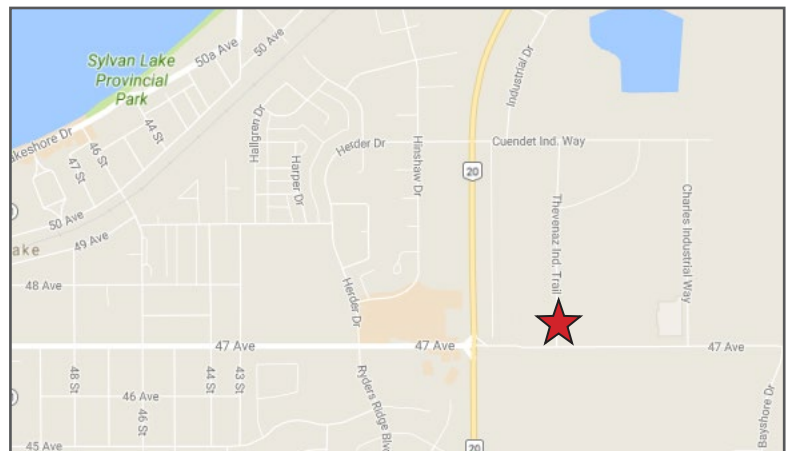
SYLVAN LAKE

HWY. 20 AND 47TH AVE.



HIGHLIGHTS

- Up to 3.85 acres available
- Excellent access to Highway 20, Highway 11 and Highway 11A
- Neighbouring tenants include Walmart, Canadian Tire, Boston Pizza, PetValu, Solo Liquor, Dollarama and A&W
- Over 1,000,000 annual tourist visitors



For more information, please contact:

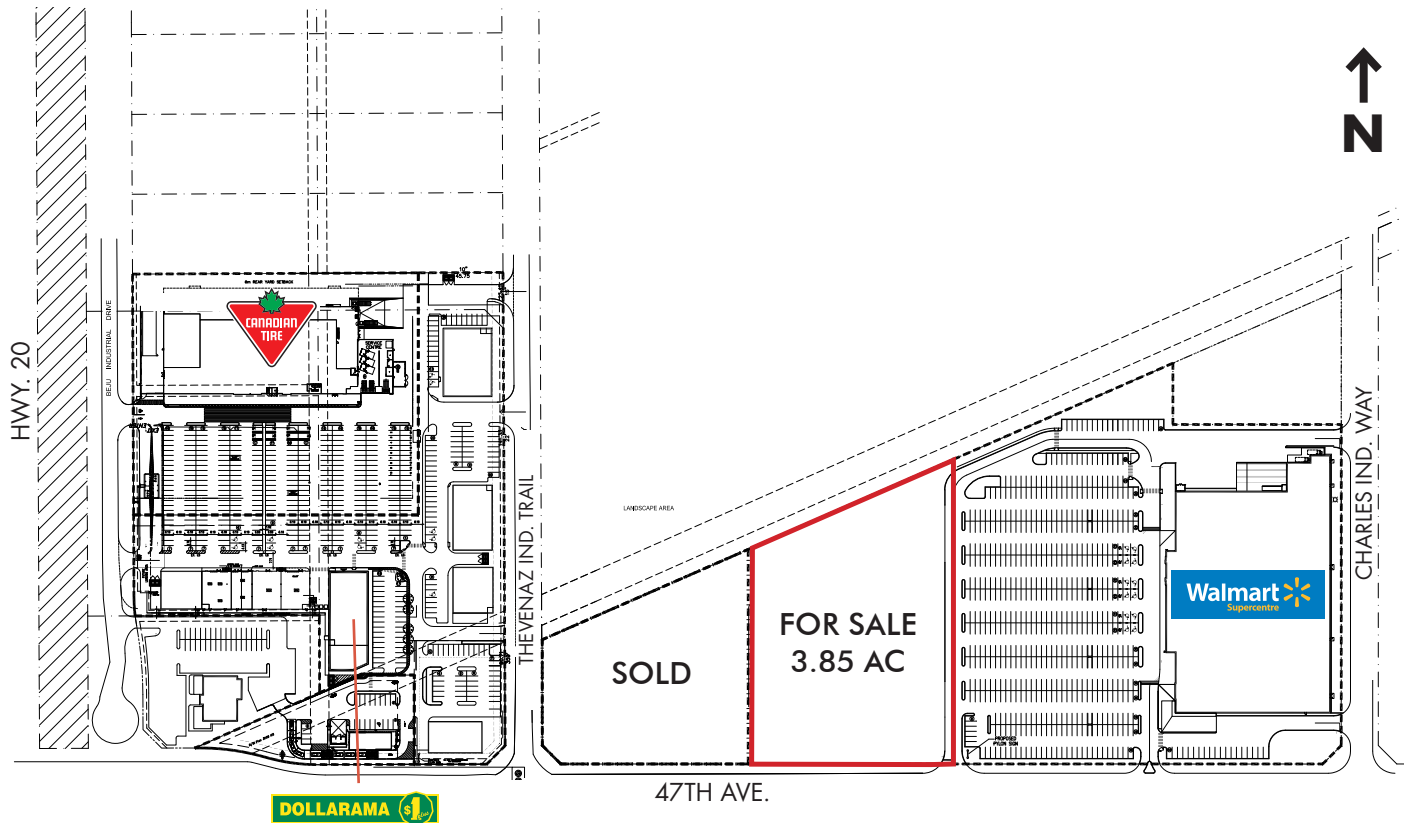
Brent Savard
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#201 - 11120 HORSESHOE WAY-
RICHMOND, BC V7A 5H7
WWW.SMARTCENTRES.COM

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HWY 20 AND 47TH AVE.



ADDITIONAL INFORMATION

MUNICIPAL ADDRESS

3420 47 Ave, Sylvan Lake, AB T4S 0B6

ZONING

CH - Highway Commercial

MUNICIPAL DEVELOPMENT PLAN

General Commercial

SITE DESCRIPTION

Located 18 km west of the City of Red Deer in Central Alberta, Sylvan Lake has a population of 16,351 (2020 Est.) and attracts over 1 million visitors annually. The shopping centre is located in the main commercial node at Highway 20 and 47th Avenue and is anchored by Walmart, Canadian Tire and Dollarama.

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