

# \$899,900 - 16 Sylvaire Close, Sylvan Lake

MLS® #A2259115

**\$899,900**

0 Bedroom, 0.00 Bathroom,  
Land on 3.27 Acres

Cuendet Industrial Park, Sylvan Lake, Alberta

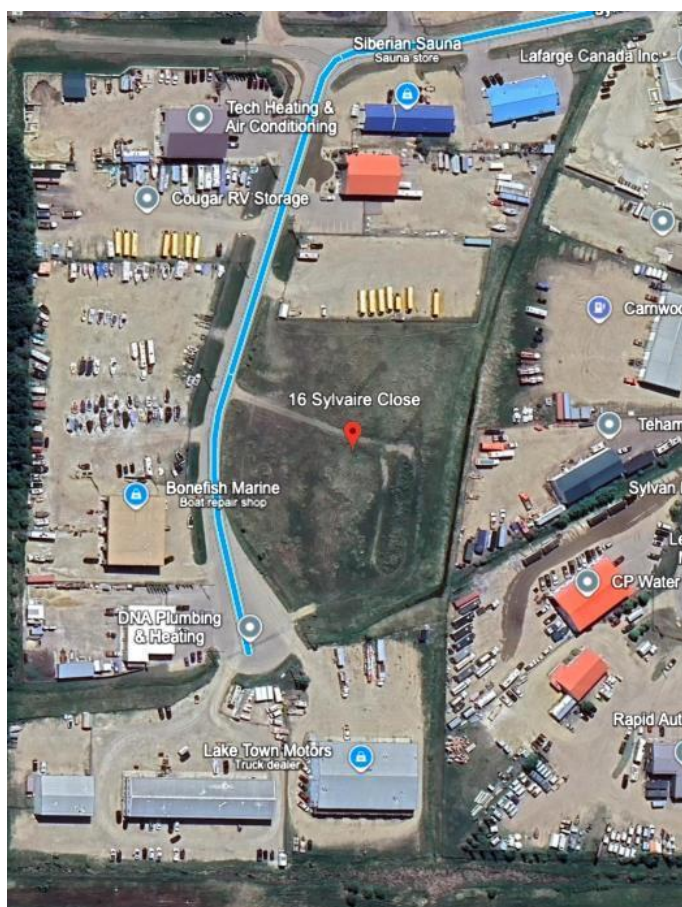
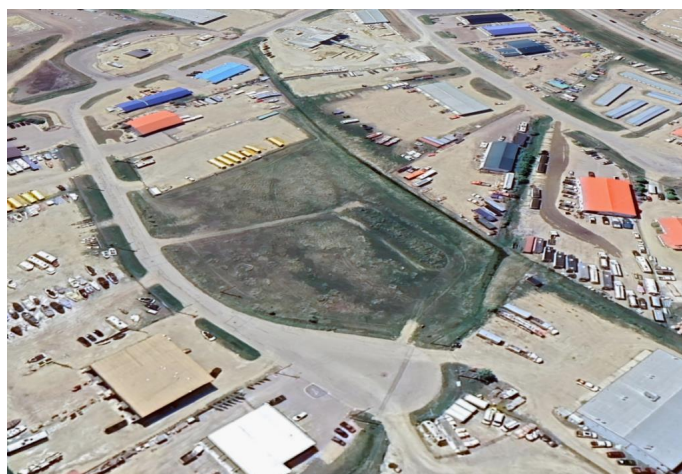
Exceptional opportunity to acquire a 3.20-acre industrial parcel in Sylvan Lake's Beju Industrial Park. Zoned I2 "Heavy Industrial, this site offers outstanding flexibility for a wide range of permitted and discretionary uses, including contractor yards, warehousing, storage facilities, manufacturing, and oilfield service operations.

Municipal services are to the property line, making this a prime location for immediate development. The site is also well-positioned for future subdivision, with a previously prepared concept plan for two 1.63-acre lots. With well abandonment now underway, the parcel is being returned to a clean and developable state, eliminating historical encumbrances and maximizing long-term value. A rare opportunity to secure strategic industrial land in a high-demand growth corridor.

## Essential Information

MLS® #	A2259115
Price	\$899,900
Bathrooms	0.00
Acres	3.27
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information



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

### **Additional Information**

Date Listed	September 22nd, 2025
Days on Market	1
Zoning	I2

### **Listing Details**

Listing Office	eXp Realty
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