

\$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	30
Zoning	I2

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.