

FOR SALE

**17, 27 & 47, HINSHAW DRIVE
SYLVAN LAKE, AB**





About the Property

A combined ±12.86 acres of development-ready land is available for purchase in Sylvan Lake, Alberta. This offering includes three separately titled parcels located along Hinshaw Drive, in close proximity to the town's primary commercial and retail corridor at 47th Street and Highway 20.

17 Hinshaw Drive (Lot 7): 5.78 acres total, with approximately 2.81 acres to be subdivided (pending subdivision)

27 Hinshaw Drive (Lot 6): 4.37 acres

47 Hinshaw Drive (Lot 5): 5.68 acres

Parcels may be purchased together or subdivided into smaller configurations, ranging from ±2.97 to ±12.86 acres, offering flexibility for phased or multi-project development. All sites are zoned R3, allowing for apartments, four-plexes, row housing, stacked row housing, and triplexes. Discretionary uses include daycare, adult care residences, and social care facilities.

The site is within walking distance to major retail anchors including Walmart, Canadian Tire, Sobeys, No Frills, Shoppers Drug Mart, and more. Located on a collector road in an established neighbourhood, the area is supported by CMHC financing options for qualified developers. Sylvan Lake continues to see strong demand for rental housing, with a low vacancy rate, an estimated 2024 population of 17,477, and an annual growth rate of 2.24%. The average household income is \$116,141, and the median age is 37, supporting long-term housing demand in this desirable lakeside community.

LEGAL DESCRIPTION

Plan 1421389, Block 13, Lots 5-6, portion of lot 7

SITE SIZE

~2.97 Acres - 12.87 Acres

LOCATION

Hewlett Park Subdivision

ZONING

R3 - High Density Residential District

SALE PRICE

\$7,915,000 (\$614,995/acre)

PROPERTY TAXES (2025)

Lot 5: \$14,504

Lot 6: \$11,746

Lot 7: \$14,710

POSSESSION

Immediate





Central Alberta's Ambassador for Commercial Real Estate



SALOMONS
COMMERCIAL

#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7
www.salomonscommercial.com

Brett Salomons
Listing Agent
403.314.6187
brett@salomonscommercial.com

Kelly Babcock
Partner/Broker
403.314.6188
kelly@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com