



85 Hewlett Park Landing
 $\pm 1,157$ SF

90 Hewlett Park Landing
 $\pm 1,500$ SF

Grocery Anchored Retail Units *For Sale / Lease*

Hewlett Park Landing, Sylvan Lake, AB

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Local Demographics

Based on a 3km radius

(2022)



Population
11,131



Average Age
38.7



Number of
Households
4,652



Average Household
Income (\$)
113,042

Property Features



Grocery Anchored
Development



High Visibility and
Traffic Counts



TIA or Turn-Key
Options Available



Diverse Existing
Tenancy Mix

Notable Tenants



Scotiabank

SHOPPERS
DRUG MART



SUBWAY

sobeys

Mobil



NOFRILLS

ATB Financial



Property Overview

Municipal Address 85 Hewlett Park Landing, Sylvan Lake, AB

Legal Address Plan 0125529 ; Block 5

Location Hewlett Park Landing

Site Size ±1,157 SF

Zoning Highway Commercial District (CH)

Term Negotiable

Lease Rate Market

Op. Costs \$7.06 (est. 2024)

Available Immediately

Municipal Address 90 Hewlett Park Landing, Sylvan Lake, AB - **Leased**

Legal Address Plan 0225804 ; Block 21

Location Hewlett Park Landing

Site Size ±1,500 SF

Zoning Highway Commercial District (CH)

Term Negotiable

Lease Rate Market

Sale Price \$360,000.00

Op. Costs \$7.41 (est. 2024)

Available Immediately

Site Exteriors



85 Hewlett Park Landing



90 Hewlett Park Landing

Property Photos

Unit 2, 85 Hewlett Park Landing



Property Photos

Unit B, 90 Hewlett Park Landing





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