

HWY 20 MULTIFAMILY DEVELOPMENT LANDS

Marcus & Millichap

17 - 47 HINSHAW DRIVE, SYLVAN LAKE, AB



LOCATION HIGHLIGHTS:

- The Subject Site is located in Central Alberta in the Town of Sylvan Lake, and falls within the County of Red Deer. Located 25 km West of Red Deer, Sylvan Lake is well-connected through Highways 11 and 11A which travel East-West connecting to Highway 2 (the Edmonton - Calgary Corridor), and Highway 20 which travels North-South.
- The Site is in a prime location, in direct proximity to an abundance of amenities including Wal-Mart, Canadian Tire, McDonalds, Shoppers Drug Mart, Sobeys, and ATB.
- The Town of Sylvan Lake has been recognized as one of Canada's fastest growing communities, showing significant growth over the last 10 years.

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SYLVAN LAKE

2024 Population	18,410
2029 Projected Population	19,845
% Population Change (2024-2029)	7.8%
Median Age	36.8
2024 Owned Dwellings	4,924 (67.7%)
2024 Rented Dwellings	2,351 (32.3%)
2024 Average Household Income	\$110,148

SITE INFORMATION:

Municipal Address:	17 - 47 Hinshaw Drive, Sylvan Lake, Alberta
Legal Address:	Plan 1421389; Block 13; Lots 5,6,7
Zoning:	R3 - High Density Development
Size:	+/- 15.84 Acre Site Size
Max Height:	Four-Storey

The site is being offered with NO LIST PRICE.

Institutional Pro perty Advisors, a divison of Marcus & Millichap is the exclusive listing agent for the site.

Expressions of interest to purchase will be dealt with when received.

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