

PRICE IMPROVEMENT

BEACON HILLS DRIVE

BROADWAY RISE

50TH STREET

Block 2
1.51 Acres

Block 3
1.76 Acres

FOR SALE

5 & 7 BROADWAY RISE, SYLVAN LAKE, AB



LOCATION

Sylvan Lake



SALE PRICE REDUCED

Block 2: **\$459,464.83 (\$304,281.35/acre)**
Block 3: **\$535,535.17 (\$304,281.35/acre)**



ZONING

R3 - High Density Residential District



LEGAL DESCRIPTION

Condo Plan 0827218, Blocks 2&3



LOT SIZE

Block 2: 1.51 Acres
Block 3: 1.76 Acres



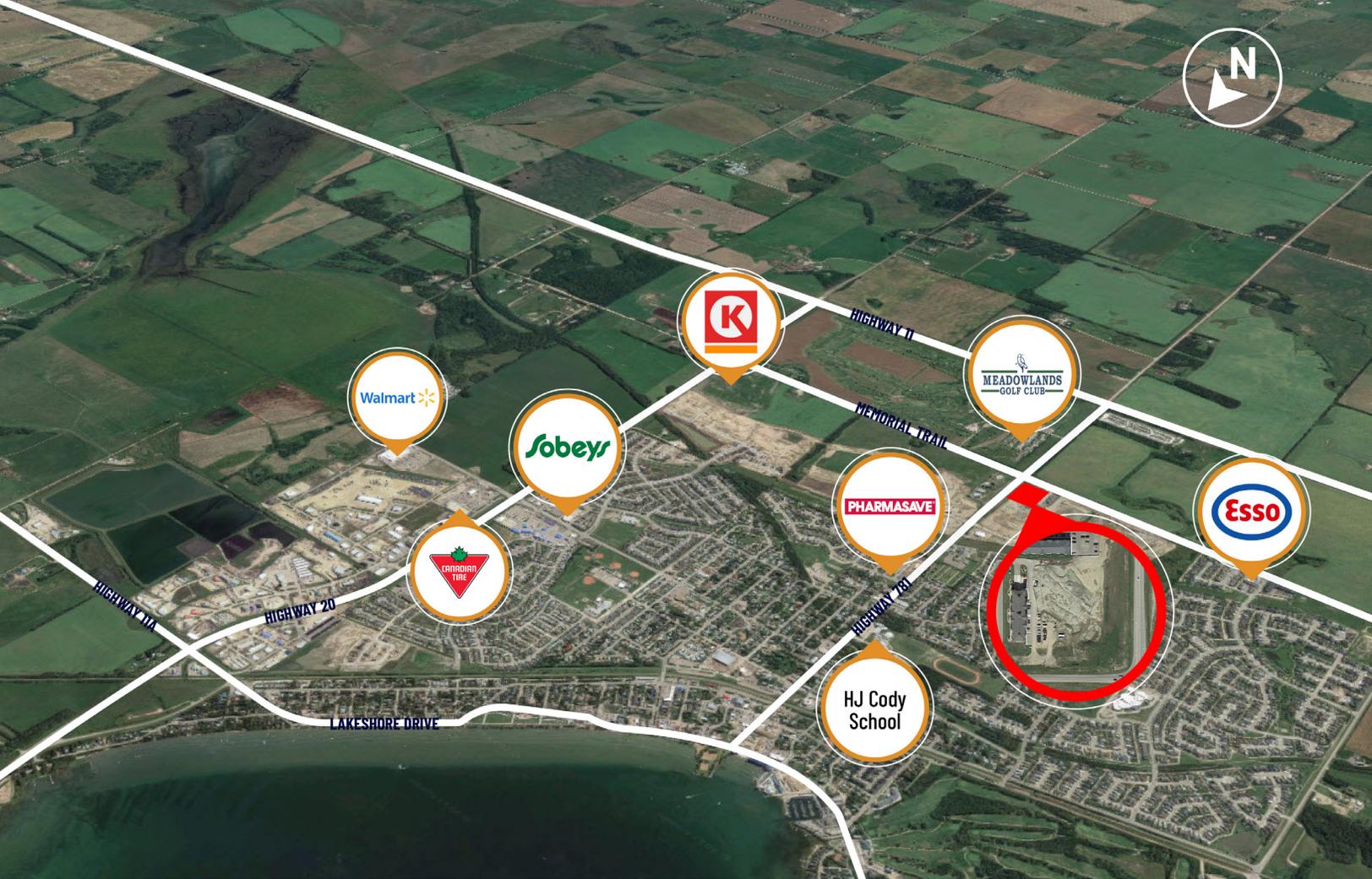
PROPERTY TAXES

Block 2: \$3,107.94
Block 3: \$3,435.58

PROPERTY DETAILS

Up to 3.27 acres of multi-family land ready for development, situated on the corner of Highway 781 and Memorial Trail in Sylvan Lake. Currently (2) apartment buildings are located on north and west side of Block 1. Sylvan Lake is a vibrant lakeside community, that has a population of 16,802 (2022). Boasting around 1 million visitor makes Sylvan Lake a sought after destination. Located only 25 KM west of Red Deer and in between Edmonton and Calgary.

R3 zoning permits these uses: Accessory Buildings, Apartments, Four-plexes, Row Housing, Stacked Row House, Triplex.



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