



20 Hewlett Park Landing  
 $\pm 11,325$  SF  
0.26 Acres

100 Hewlett Park Landing  
 $\pm 10,020$  SF  
0.23 Acres

# Prominent Retail Pad Site Opportunities For Sale / Build to Suit

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



New Construction  
Opportunity



Diverse Existing  
Tenancy Mix

# Notable Tenants



Scotiabank

**SHOPPERS**  
DRUG MART



**SUBWAY**

**sobeys**

**Mobil**



**NOFRILLS**

**ATB Financial**





# Property Overview

<b>Municipal Address</b>	20 Hewlett Park Landing, Sylvan Lake, AB
	100 Hewlett Park Landing, Sylvan Lake, AB
<b>Legal Address</b>	20: Plan 0125529 ; Block 14A
	100: Plan 0125529 ; Block 12A
<b>Location</b>	Hewlett Park Landing
<b>Site Size</b>	20: ±0.26 Acres   ±11,325 SF
	100: ±0.23 Acres   ±10,020 SF
<b>Zoning</b>	Highway Commercial District (CH)
<b>Term</b>	10+ Years
<b>Lease Rate</b>	Market
<b>Sale Price</b>	20: \$525,000.00
	100: \$410,000.00
<b>Taxes</b>	20: \$8,068.32 (est. 2023)
	100: \$6,294.22 (est. 2023)
<b>Available</b>	Immediately

## Site Plans



Site plans are for visual reference and are not to scale





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