

**16 Sylvaire Close  
Sylvan Lake, Alberta**

**MLS # A2259115**



**\$899,900**

**Division:** Cuendet Industrial Park

**Lot Size:** 3.27 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** I2

**Water:** -

**Sewer:** -

**Utilities:** -

Exceptional opportunity to acquire a 3.20-acre industrial parcel in Sylvan Lake's Beju Industrial Park. Zoned I2 &ndash; Heavy Industrial, this site offers outstanding flexibility for a wide range of permitted and discretionary uses, including contractor yards, warehousing, storage facilities, manufacturing, and oilfield service operations. Municipal services are to the property line, making this a prime location for immediate development. The site is also well-positioned for future subdivision, with a previously prepared concept plan for two 1.63-acre lots. With well abandonment now underway, the parcel is being returned to a clean and developable state, eliminating historical encumbrances and maximizing long-term value. A rare opportunity to secure strategic industrial land in a high-demand growth corridor.