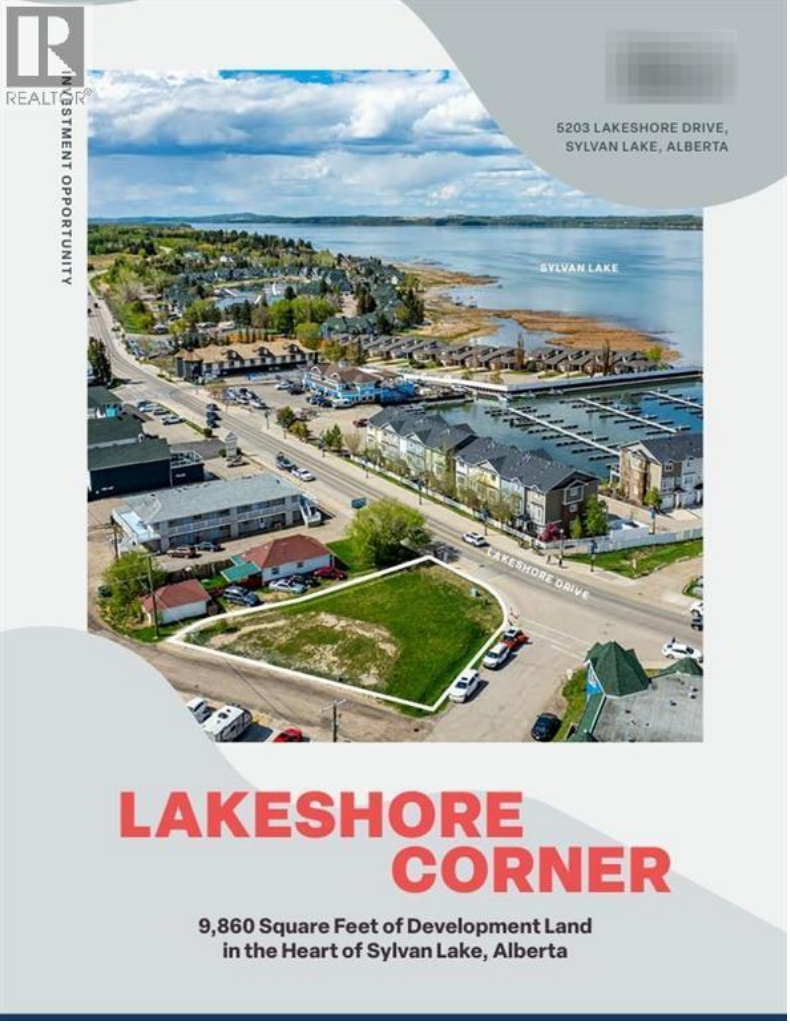
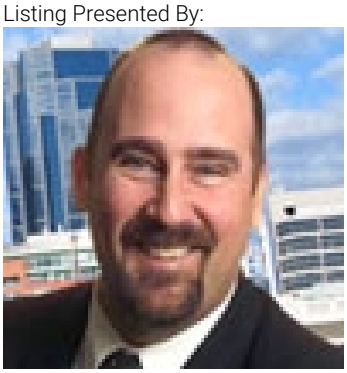


5203 Lakeshore Drive Sylvan Lake Alberta

$750,000

Click Brochure link for more details** Lakeshore Corner represents an exceptional opportunity to acquire a 9,860 sqft development siter featuring 53 feet of prime frontage on Lakeshore Drive. The offering is elevated by the potential for a significant land assemblage opportunity to also acquire the adjacent Edgewater Inn and the 5207 Lakeshore Drive property. This strategic combination allows for the creation of a landmark consolidated site, unlocking the potential for a large-scale project that would command a premier corner of the waterfront. A future development will benefit from unparalleled access to Sylvan Lake's best amenities and a location next to existing luxury projects. With deep municipal utilities ready at the lot line, the Site provides the ideal foundation for a landmark commercial and residential development in one of Alberta's most popular lakeside communities. The Site is the definitive epicenter of Sylvan Lake, located just steps from the 1.6 km waterfront promenade and sandy beach. It is situated in the heart of the high-traffic commercial strip, offering a brief two to five minute walk to the town's most popular destinations, including the pier, microbreweries, rooftop dining, and public boat launches. Sylvan Lake is a proven year-round destination. Beyond the summer draw of boating and the Aqua Splash, the town hosts major events like Canada Day and Winterfest. In winter, the vibrant Winter Village, ice skating, and ice fishing drive continuous visitor traffic and commercial demand, ensuring year-round viability for retail and desirability for residents. The lot is located in the Waterfront Commercial District (CW). This valuable designation encourages mixed-use developments that blend ground-floor retail, tourist services, or restaurants with upper-floor residential or multi-family condo units. The site commands a strategic corner location w...

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