

# FOR SALE

## Hwy 11A & Hwy 20

Updated May 20, 2010



### PROPERTY INFORMATION

- Legal:** Part of the southwest quarter of 3-39-1-W5M
- Location:** Property fronts onto both highway 20 and highway 11A by Sylvan Lake
- Zoning:** Currently AG "B" but applications for commercial or industrial zoning can be made
- Size:** 56.92 acres
- Price:** \$5,125,000 (\$90,038 per acre)
- Excellent exposure to high traffic highways 20 and 11A
  - Location could service oil field industrial traffic heading north, commercial opportunities for lake bound residents from Red Deer or development for residents of Sylvan Lake
  - Plans from the town of Sylvan Lake to annex property into town limits
  - Hwy 11A Traffic Counts:
    - ▶ Average Annual Daily Traffic Count: 5,640 vehicles
    - ▶ Average Summer Daily Traffic Count: 6,930 vehicles
  - Hwy 20 Traffic Counts:
    - ▶ Average Annual Daily Traffic Count: 7,700 vehicles
    - ▶ Average Summer Daily Traffic Count: 8,270 vehicles



**Ralph Commercial Inc.**  
**Salomons**

*Central Alberta's Commercial Real Estate Solution*

This information herein was obtained from sources reliable and is believed to be true; it has not been verified and as such cannot be warranted nor form any part of any future contract. The offering may be withdrawn without notice.

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