



100 33 Beju Industrial Drive
Sylvan Lake AB - T4S 0B6

All Inquiries Contact:

RCR COMMERCIAL REALTY CORP.

Brad Granlund 403-342-7700

Gerry Granlund 403-342-7700

info@irongatesylvanlake.com

www.irongatesylvanlake.com



ROYAL CARPET REALTY LTD.

Pricing

Iron Gate is now marketing the 2 large Commercial sites, 88 Acres Mixed Residential, 4 R3 Sites, 14 Fee Simple Townhouse Sites and 30 full Duplexes Lots.

We are selling the Commercial and R3 Sites as "serviced to the property line only" to allow builders to service for their own particular needs. These sites can be serviced for Spring 2018.

Available Spring 2018

1	88 ACRES @ \$89,900/ACRE	Mixed Residential	\$7,911,200.00
2	4.5 ACRES @ \$410K/ACRE	Multi-Family	SOLD \$1,845,000.00
3	3.71 ACRES @ \$410K/ACRE	Multi-Family	SOLD \$1,521,100.00
4	6.61 ACRES @ \$400K/ACRE	Multi-Family	\$2,644,000.00
5	14 TOWNHOUSES LOTS	\$74,900 - \$79,900/LOT	SOLD
6	30 ½ DUPLEX LOTS	\$91,900 - \$116,900/LOT	6 SOLD
7	11.22 ACRES @ \$600K/ACRE	COMMERCIAL SITE	\$6,732,000.00
8	4.60 ACRES @ \$675K/ACRE	COMMERCIAL SITE	SOLD \$3,105,000.00
9	6.91 ACRES @ \$400K/ACRE	R5A SITE	\$2,764,000.00
10	3.77 ACRES @ \$650K/ACRE	COMMERCIAL SITE	\$2,450,500.00

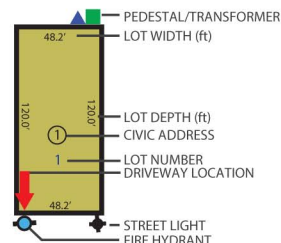
*All lot prices are accurate to the best of our knowledge at the time this notification was produced and are subject to change.





MULTI FAMILY (R3)
Lot 1, Block 4
1.82 ha (4.50 ac)

SOLD



- DUPLEX LOTS (R5A)
- MULTI FAMILY (R3)



PHASE 1

Layout shown is conceptual and subject to change



IRON GATE INCORPORATED
IRON GATE PHASE 1
PLAN # 182-2409

TOWNHOUSE LOTS

LOT	BLOCK	ZONING	GRADE	AREA		FRONTAGE		DEPTH		PURCHASE PRICE	CIVIC ADDRESS	STATUS
				Sq Ft	Sq M	Feet	Meters	Feet	Meters			
1	3	R3		4061	377	25.42	7.75	115.55	35.22	\$74,900	1 Iron Gate Boulevard	SOLD
2	3	R3		2314	215	20.00	6.10	115.74	35.28	\$74,900	3 Iron Gate Boulevard	SOLD
3	3	R3		2314	215	20.00	6.10	115.58	35.23	\$74,900	5 Iron Gate Boulevard	SOLD
4	3	R3		2308	214	20.00	6.10	115.12	35.09	\$74,900	7 Iron Gate Boulevard	SOLD
5	3	R3		3071	285	29.85	9.10	115.39	35.17	\$79,900	9 Iron Gate Boulevard	SOLD
6	3	R3		3062	285	29.10	8.87	115.74	35.28	\$79,900	11 Iron Gate Boulevard	SOLD
7	3	R3		2315	215	20.00	6.10	115.65	35.25	\$74,900	13 Iron Gate Boulevard	SOLD
8	3	R3		2304	214	20.00	6.10	115.19	35.11	\$74,900	15 Iron Gate Boulevard	SOLD
9	3	R3		2295	213	20.00	6.10	115.19	35.11	\$74,900	17 Iron Gate Boulevard	SOLD
10	3	R3		3036	282	29.10	8.87	115.65	35.25	\$79,900	19 Iron Gate Boulevard	SOLD
11	3	R3		3088	287	29.59	9.02	115.72	35.27	\$79,900	21 Iron Gate Boulevard	SOLD
12	3	R3		2310	215	20.00	6.10	115.32	35.15	\$74,900	23 Iron Gate Boulevard	SOLD
13	3	R3		2298	214	20.00	6.10	114.83	35.00	\$74,900	25 Iron Gate Boulevard	SOLD
14	3	R3		2859	266	24.93	7.60	114.83	35.00	\$79,900	27 Iron Gate Boulevard	SOLD



IRON GATE INCORPORATED
IRON GATE PHASE 1
PLAN # 182-2409

DUPLEX LOTS

LOT	BLOCK	ZONING	GRADE	AREA		FRONTAGE		DEPTH		PURCHASE PRICE	CIVIC ADDRESS	STATUS
				Sq Ft	Sq M	Feet	Meters	Feet	Meters			
15	3	R5A		2871	267	24.93	7.60	114.83	35.00	\$91,900	29 Iron Gate Boulevard	SOLD
16	3	R5A		2874	267	24.93	7.60	114.83	35.00	\$91,900	31 Iron Gate Boulevard	SOLD
17	3	R5A		2862	266	24.93	7.60	114.83	35.00	\$91,900	33 Iron Gate Boulevard	SOLD
18	3	R5A		2862	266	24.93	7.60	114.83	35.00	\$91,900	35 Iron Gate Boulevard	SOLD
19	3	R5A		2862	266	24.93	7.60	114.83	35.00	\$91,900	37 Iron Gate Boulevard	SOLD
20	3	R5A		2862	266	24.93	7.60	114.83	35.00	\$91,900	39 Iron Gate Boulevard	SOLD
21	3	R5A		2861	266	24.93	7.60	114.83	35.00	\$91,900	41 Iron Gate Boulevard	AVAILABLE
22	3	R5A		2862	266	24.93	7.60	114.83	35.00	\$91,900	43 Iron Gate Boulevard	AVAILABLE
23	3	R5A		2862	266	24.93	7.60	114.83	35.00	\$91,900	45 Iron Gate Boulevard	AVAILABLE
24	3	R5A		2862	266	24.93	7.60	114.83	35.00	\$91,900	47 Iron Gate Boulevard	AVAILABLE
25	3	R5A		2862	266	24.93	7.60	114.83	35.00	\$91,900	49 Iron Gate Boulevard	AVAILABLE
26	3	R5A		2864	266	24.93	7.60	114.83	35.00	\$91,900	51 Iron Gate Boulevard	AVAILABLE
27	3	R5A		2864	266	24.93	7.60	114.83	35.00	\$91,900	53 Iron Gate Boulevard	AVAILABLE
28	3	R5A		2864	266	24.93	7.60	114.83	35.00	\$91,900	55 Iron Gate Boulevard	AVAILABLE
29	3	R5A		3094	288	26.93	8.10	114.83	35.00	\$99,900	57 Iron Gate Boulevard	AVAILABLE
30	3	R5A		3249	302	28.28	8.62	114.83	35.00	\$99,900	59 Iron Gate Boulevard	AVAILABLE
1	6	R5A		3485	324	30.21	9.21	120.08	36.60	\$91,900	26 Iron Gate Boulevard	AVAILABLE
2	6	R5A		3171	295	26.47	8.07	120.08	36.60	\$91,900	28 Iron Gate Boulevard	AVAILABLE
3	6	R5A		2931	272	24.47	7.46	120.08	36.60	\$91,900	30 Iron Gate Boulevard	AVAILABLE
4	6	R5A		2944	274	24.47	7.46	120.08	36.60	\$91,900	32 Iron Gate Boulevard	AVAILABLE
5	6	R5A		2938	273	24.47	7.46	120.08	36.60	\$91,900	34 Iron Gate Boulevard	AVAILABLE
6	6	R5A		2938	273	24.47	7.46	120.08	36.60	\$91,900	36 Iron Gate Boulevard	AVAILABLE
7	6	R5A		2938	273	24.47	7.46	120.08	36.60	\$91,900	38 Iron Gate Boulevard	AVAILABLE
8	6	R5A		2938	273	24.47	7.46	120.08	36.60	\$91,900	40 Iron Gate Boulevard	AVAILABLE
9	6	R5A		3178	295	26.47	8.07	120.08	36.60	\$91,900	42 Iron Gate Boulevard	AVAILABLE
10	6	R5A		3454	321	29.88	9.11	120.08	36.60	\$91,900	44 Iron Gate Boulevard	AVAILABLE
1	7	R5A		4409	410	37.82	11.53	120.08	36.60	\$116,900	46 Iron Gate Boulevard	AVAILABLE
2	7	R5A		3920	364	32.64	9.95	120.08	36.60	\$116,900	48 Iron Gate Boulevard	AVAILABLE
3	7	R5A		4159	387	34.64	10.56	120.08	36.60	\$116,900	50 Iron Gate Boulevard	AVAILABLE
4	7	R5A		4161	387	34.67	10.57	120.08	36.60	\$116,900	52 Iron Gate Boulevard	AVAILABLE



IRON GATE INCORPORATED

Plan # 182 2409

IRON GATE PHASE 1

LOT	BLOCK	ZONING	GRADE	AREA		TOTAL ACRES	PRICE PER ACRE	CIVIC ADDRESS	STATUS
				Sq Ft	Sq M				
1	1	CNS		601,471	55,899	11.22	\$600,000	2 Iron Gate Boulevard	AVAILABLE
1	2	CNS		199,721	18,561	3.77	\$650,000	1 Iron Gate Drive	AVAILABLE

IRON GATE PHASE 5-1

LOT	BLOCK	ZONING	GRADE	AREA		TOTAL ACRES	PRICE PER ACRE	CIVIC ADDRESS	STATUS
				Sq Ft	Sq M				
1	8	R3		301,392	28,000	6.61	\$400,000	TBD	AVAILABLE

IRON GATE PHASE 5-2

LOT	BLOCK	ZONING	GRADE	AREA		TOTAL ACRES	PRICE PER ACRE	CIVIC ADDRESS	STATUS
				Sq Ft	Sq M				
1	9	R5A		288,475	26,800	6.91	\$400,000	TBD	AVAILABLE



