

# \$280,000 - 1, 160 Landing Hewlett Park Landing, Sylvan Lake

MLS® #A2254731

**\$280,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Sylvan Lake, Alberta

For Sale: Commercial Condo â€“ Hewlett Park Landing, Sylvan Lake, AB. An excellent opportunity awaits with this versatile commercial condo located in one of Sylvan Lakeâ€™s busiest commercial hubs. Currently occupied as a successful nail salon, the unit will be vacant as of September 30th, 2025, offering flexibility for an owner-user or an investor seeking a strong asset in a thriving market.

Property Highlights: Prime location in Hewlett Park Landing, surrounded by established businesses and strong traffic flow. Currently built out and used as a nail salon (vacant possession available October 1st, 2025)

Suitable for a wide range of professional, service, retail, or personal care uses. Ideal for an owner-user seeking immediate occupancy or an investor looking for leasing potential. Sylvan Lake is one of Albertaâ€™s fastest-growing communities, renowned as both a year-round tourism destination and a family-friendly town with strong economic fundamentals. With a population now exceeding 16,000 residents and continuing to grow steadily, the town benefits from a diverse mix of local residents, seasonal visitors, and regional shoppers from Red Deer, Calgary, and Edmonton.



Population growth in Sylvan Lake has consistently outpaced provincial averages, fueled by new residential developments, increasing tourism, and strong demand for commercial services. This growth translates directly into greater visibility, stronger foot traffic, and long-term security for local businesses and property investors.

Investment Potential. Whether you are looking to establish your own business or secure a commercial investment in a high-growth market, this property provides an excellent entry point. With its central location, flexible layout, and immediate availability this fall, this is an opportunity you donâ€™t want to miss.

Built in 2002

**Essential Information**

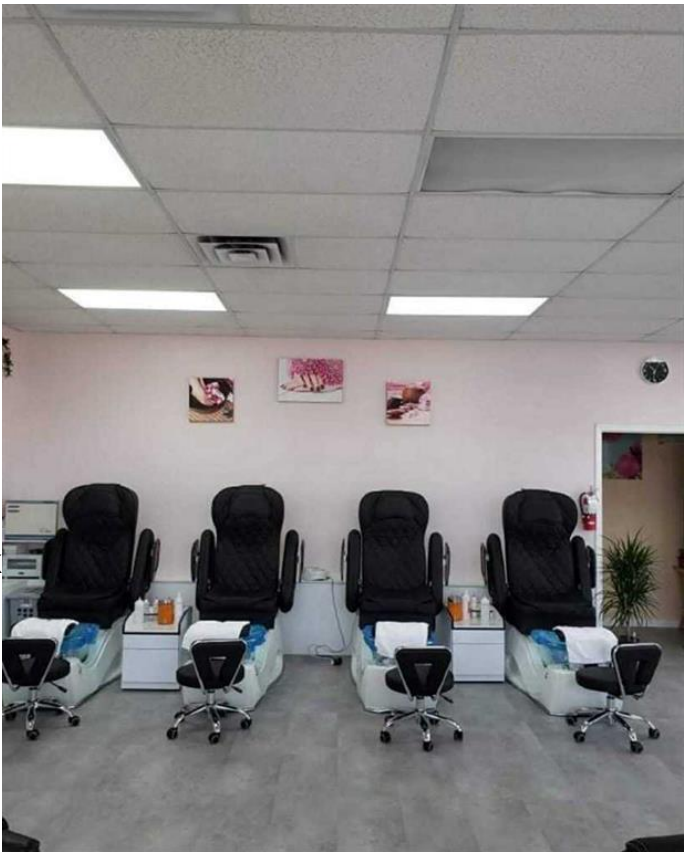
|            |            |
|------------|------------|
| MLS® #     | A2254731   |
| Price      | \$280,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2002       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 1, 160 Landing Hewlett Park |
| Subdivision | NONE                        |
| City        | Sylvan Lake                 |
| County      | Red Deer County             |
| Province    | Alberta                     |
| Postal Code | T4S 2J3                     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 22                  |



ZoningCH

Listing Details

Listing OfficeCentury 21 Bravo Realty

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