



Multi-Family Investment Opportunity



Gerry Macdonald
gm@cmsrealestateltd.com
403-219-0151

PROPERTY OVERVIEW

4 buildings, 20 units - Invest in a multi-family development designed for modern living just minutes away from the waterfront and town centre. Designed with modern layouts, quality finishes, and lasting durability, these townhomes cater to rental demand. Each building consists of 5 units with each unit offering 3 bedrooms and 1,414 sq.ft. of developed living space.

Grayhawk is Sylvan Lake's newest master-planned community. Located just minutes from the lake and town centre, With future plans for a school, a commercial village with local shops and services, and a variety of parks and playgrounds, Grayhawk is designed with families in mind.

Municipal Address:	11 Grayhawk Blvd 12 Grayhawk Blvd 21 Grayhawk Blvd 22 Grayhawk Blvd
Expected Completion Date:	Q1 2026
Total Leasable Area:	28,280 sq.ft. 1,414 sq.ft. per unit
Projected Gross Income:	\$542,400 per year
Projected Net Income:	\$406,222 per year



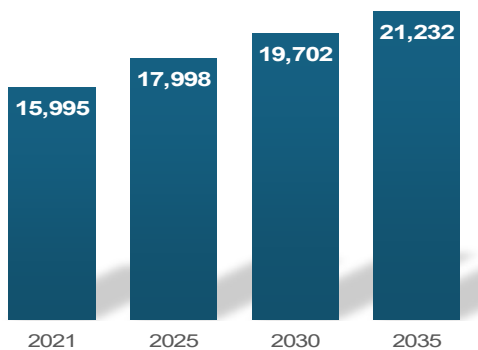
ABOUT SYLVAN LAKE

Sylvan Lake is one of Alberta's fastest-growing communities, offering investors the rare opportunity to be part of a thriving community built around a stunning 18 km spring-fed lake. This picturesque town balances small-town charm with big-city amenities making it a sought-after destination for families, professionals, and retirees alike.

As a 4 season playground, Sylvan Lake attracts steady demand from both residents and visitors. Summer brings boating, beaches, and festivals while winter transforms the lake into a hub for skating, snowmobiling, and winter events. Its central location, just minutes from Red Deer and within easy reach of Calgary and Edmonton, enhances its long-term growth and rental potential.

Small-town living meets big investment opportunity.

POPULATION GROWTH



DISTANCE TO MAJOR CENTRES

Red Deer	24 km
Calgary	155 km
Edmonton	163 km
Lethbridge	358 km
Medicine Hat	428 km
Fort McMurray	601 km



Average
Household Income
\$121,943



Median Age
37

ATTRACTIONS

- Sylvan Lake RV Park
 - Sylvan Lake Sailing Excursions
 - K2 Charters
 - Sun Sport Recreation
 - Sylvan Lake Pharmacy
 - Lakeshore Café
 - White Frog Café
 - Adrenalin Motors
 - The Launch at Sylvan Lake
 - Sweet Miss Mixers
 - Sun of a Beach
 - Sylvan Steam and Spa
 - Sail Sylvan Charters
- Wood Shed Axe Throwing
 - 2nd Wind Brewery
 - Drop 'n' Hop Play Café
 - Timber Coffee Co. Sylvan Lake
 - Chief's Pub & Eatery
 - Sylvan Lake Aqua Splash
 - Eclectica Fashions
 - Red Neck Wear N' Tear
 - The Fireside Restaurant and Lounge
 - Sylvan Lake Gulls
 - Bonefish Marine
- Bukwildz
 - INKology Tattoo and Piercings
 - Hilltop Wedding Center
 - Peppertree and Company
 - Sylvan Lake Farmer's Market
 - The Wav in Sylvan
 - Party Chef Kitchen and Market
 - Roundabout Eatery
 - The Driftwood
 - Sylvan Lake Gold and Country Club
- Jane's Nails & Spa
 - Best Western Plus Chateau Inn Sylvan Lake
 - Knot Just a Box
 - Natural Solutions
 - The B Nest Floral Design and Studios
 - Meadowlands Golf Club
 - Snake Lake Brew Co.
 - Lodge 43
 - Lakeside Go-Karts and Mini Golf
 - The Big Moo
 - Dairy Queen

“The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice.” The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.



CLICK HERE FOR A SITE VIDEO

CONTACT US FOR MORE INFORMATION

Gerry Macdonald
gm@cmsrealestateltd.com
403-219-0151



#200, 136 17 Avenue NE Calgary, AB T2E 1L6
www.cmsrealestateltd.com
403-291-0425

"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice." The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.