

THE
ALEXANDER
at SYLVAN LAKE



SALOMONS
COMMERCIAL

THE ALEXANDER

The Next Chapter in Lakefront Living.



The Alexander brings a fresh chapter to Sylvan Lake's evolving waterfront, blending modern design with the energy of a growing, tourism-driven community. Set on the newly revitalized Lakeshore Drive, this mixed-use development offers six premium main-floor commercial units available for pre-lease—perfectly positioned to capitalize on seasonal pedestrian zones, bustling summer activity, and year-round local engagement.

A thoughtfully designed breezeway walkway between the commercial units enhances pedestrian flow, creating a natural connection point between the street and surrounding areas. This feature not only encourages exploration but also supports a more inviting, accessible environment for both locals and visitors.

Above, 44 stylish residential condominiums provide a built-in customer base, while the commercial frontage ensures maximum visibility and foot traffic—ideal for retail, boutique services, or cafés. Drawing inspiration from Sylvan Lake's early days as a gathering place, The Alexander is more than a place to live or work—it's a destination rooted in connection, commerce, and coastal charm.

With easy access to Red Deer, Edmonton, and Calgary, and surrounded by the natural beauty and vibrancy of Central Alberta's premier lakeside town, The Alexander offers businesses a unique opportunity to anchor themselves in one of the region's most sought-after locations.

Property Details

LEGAL DESCRIPTION

Plan RN81, Block B, Lot 5

UNIT SIZES

Starting at 787 SF

LOCATION

Sylvan Lake

ZONING

CW - Waterfront Commercial District

PARKING

Underground Parking Available

LEASE RATE

Market

ADDITIONAL RENT

TBD

COMPLETION

Q2 2026



Site Plan



Location



- | | |
|---------------------------------|----------------------------------|
| 1 Rusty Kage Smokehouse & Grill | 9 Best Western Plus Chateau Inn |
| 2 The Big Moo Ice Cream Parlour | 10 Sylvan Park |
| 3 Sun of a Beach | 11 Hazzard County Bar & Grill |
| 4 Bukwildz | 12 Dairy Queen |
| 5 Fireside Grill | 13 Nexsource Multi-Plex Centre |
| 6 2nd Wind Brewery & Eatery | 14 Sylvan Lake Municipal Library |
| 7 Sweet Home on the Lake | 15 CIBC |
| 8 Chateau Suites | 16 Town of Sylvan Lake |



Median Age
37



Tourists
1,000,000+
Annually



Population
17,477



**Average Household
Income**
\$116,141

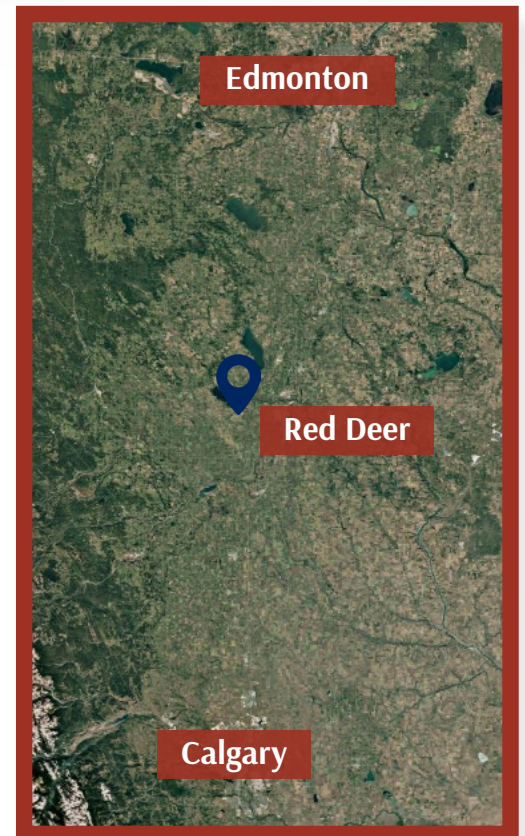


Why Sylvan Lake?

Sylvan Lake is one of Alberta's fastest-growing communities, with a 13.4% population increase over the past five years—proof of the strong demand for its exceptional lifestyle and central location. Nestled just 18 km west of Red Deer and positioned between Edmonton and Calgary, Sylvan Lake offers convenient access to major urban centers while maintaining its charm as a vibrant lakeside town.

Lakeshore Drive, the heart of Sylvan Lake's tourism and community activity, has recently undergone enhancements to improve pedestrian accessibility and create a more inviting, walkable experience. During the busy summer months, sections of the street are closed to vehicle traffic, transforming the area into a lively destination with sidewalk cafes, local events, and pedestrian-focused experiences.

Welcoming over a million visitors annually, Sylvan Lake is a proven tourism hotspot. A mixed-use commercial/residential development along Lakeshore Drive stands to benefit from both consistent local growth and peak seasonal foot traffic, making it an ideal investment in one of Alberta's most dynamic communities.



Rooftop Patio
Amenity Space



10,000 SF of
Retail Space



Seven
Penthouse
Suites



44 Modern &
Spacious
Condos



Enviably
Lakefront
Location



Spectacular
Lake Views



SALOMONS
COMMERCIAL

Brett Salomons

Partner

403.314.6187

brett@salomonscommercial.com

Suite 103, 4315 55 Avenue
Red Deer, AB T4N 4N7
salomonscommercial.com
403.343.3023