



## 1 Muirfield Boulevard , Lyalta, Alberta - \$1,500,000



Main Photo

### Property Description

Prime Commercial Land in Growing Lakes of Muirfield, Lyalta – 5.2 Acres with Building

Seize this rare opportunity to own 5.2 acres of commercial land in the heart of Lyalta, a thriving golf course community, Lakes of Muirfield, just east of Calgary. This high-potential property is ideally positioned to serve the rapidly expanding population, with build out of 700 homes and numerous surrounding acreages. No other retail exists in the community, making this an exceptional investment for retail, dining, or service-based businesses.

The property includes a 3,000 sq. ft. building, featuring:

Kitchen space – ideal for a café, restaurant, or food service

Two bathrooms – ready for staff and customer use

Expansive lot – ample space for parking, expansion, or additional development

With increasing demand and no competing retail, this is a prime location for a convenience store, restaurant, liquor store, cardlock gas or a variety of other businesses. Don't miss out on this unique commercial opportunity in one of the region's fastest-growing communities!

Location: Lyalta, AB in Lakes of Muirfield



Size: 5.2 acres

Building: 3,000 sq. ft. with kitchen & bathrooms

Growth Potential: 700+ homes planned, plus acreages nearby

Invest now in the future of Lyalta! Contact us today for more details.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

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