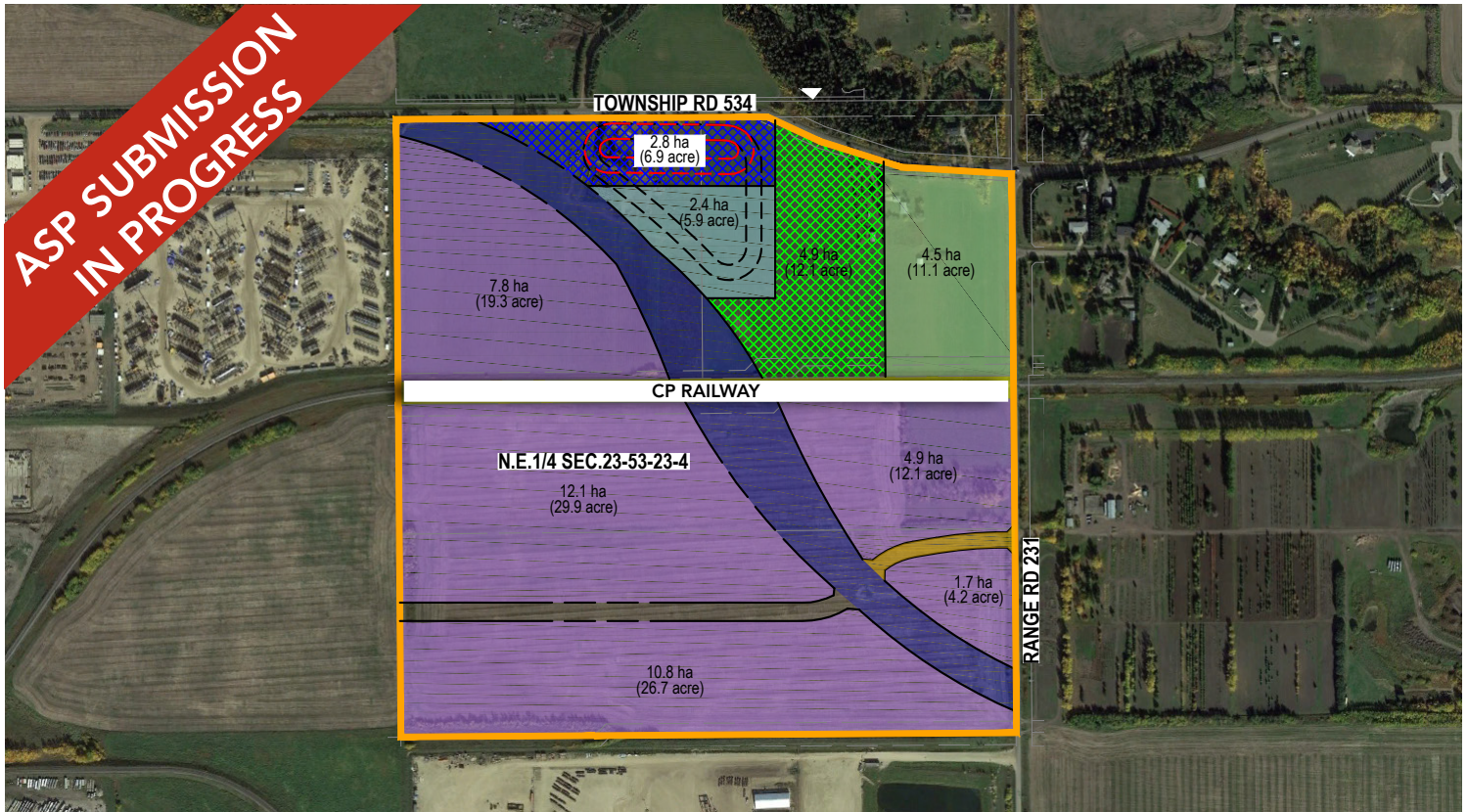


FOR SALE

SHERWOOD PARK FUTURE DEVELOPMENT LAND

Township Road 534 & Range Road 231, Strathcona County, AB

ASP SUBMISSION
IN PROGRESS



HIGHLIGHTS

- 113.1 Acres (+/-)
- Future Development Land (proposed industrial)
- Located in the North of Yellowhead development area (Approved ACP with ASP in progress)
- Excellent investment opportunity for future value growth
- Flexible subdivision options (Vendor will consider smaller parcels greater than 30 Acres)

CONTACT

SCOTT ENDRES

Director, Associate

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com

ERIC STANG

Director, Associate

T 780.423.7585

C 780.667.9605

eric@royalparkrealty.com

JOEL WOLSKI

Director, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com

JOANNA LEWIS

Associate

T 780.423.7580

C 780.999.9642

joanna@royalparkrealty.com

TYLER WEIMAN

Associate

T 780.423.7578

C 780.995.0028

tyler@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
6940-76 Avenue NW Edmonton, AB T6B 2R2

royalparkrealty.com

PROPERTY DETAILS

MUNICIPAL ADDRESS	Township Road 534 & Range Road 231, Strathcona County, AB
CURRENT LEGAL DESCRIPTION	Plan: 1923RS; Lot: A Plan: 5134RS; Lot: B Plan: 3514RS; Lot: 1A Plan: 2775TR; Lot: 2
CURRENT ZONING	AD (Agriculture: Future Development)
TYPE OF SPACE	Land
ACRES	113.1 Acres (+/-)

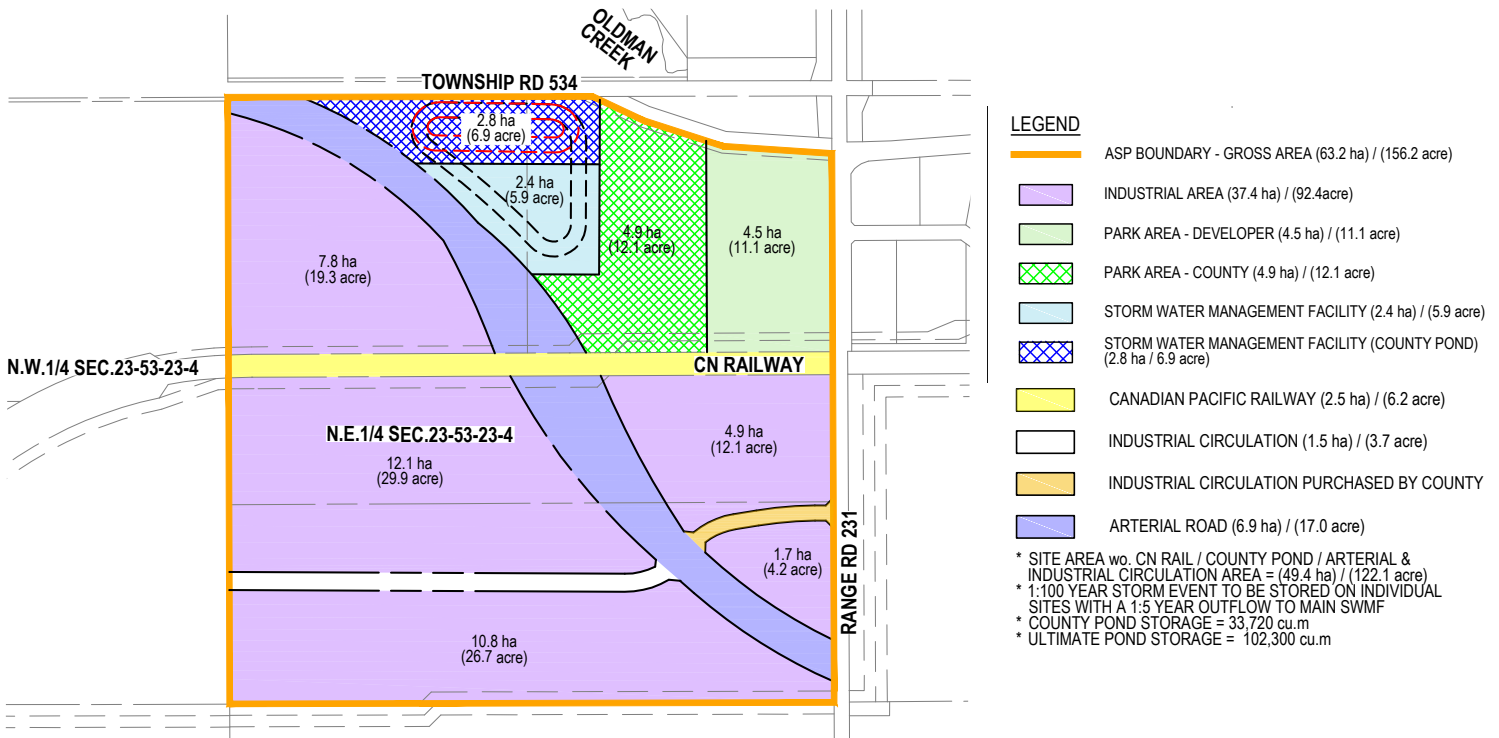
FINANCIALS

SALE PRICE	\$225,000/acre
------------	----------------

ADDITIONAL INFO

- ASP submission in Fall 2018
- Adjace to CP Rail
- Multiple options for development
- Full municipal services will be available
- Vendor will consider smaller parcels (>30 Acres)

PROPOSED LAND USE CONCEPT PLAN

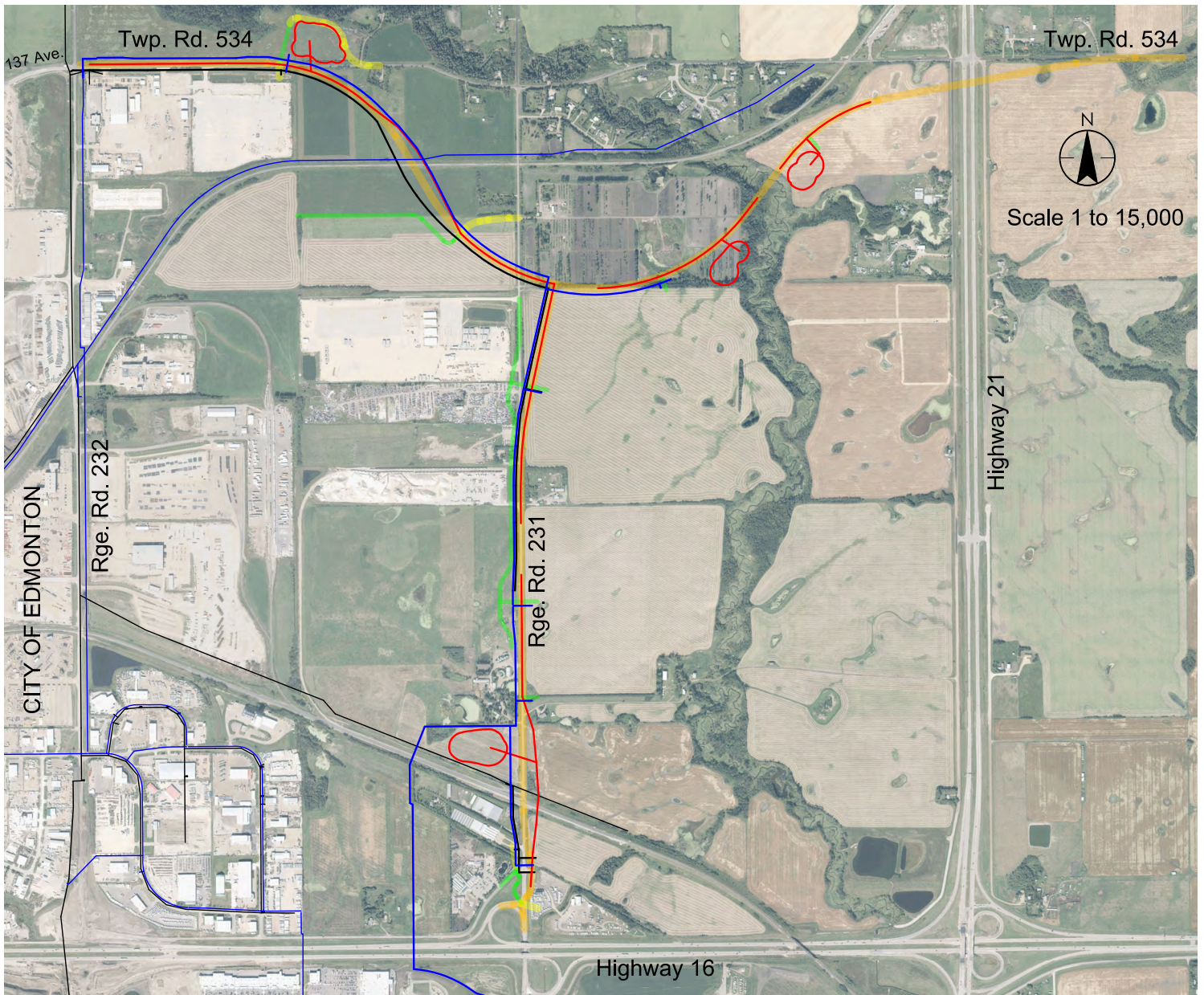


ROYAL PARK
REALTY™



T 780.448.0800 F 780.426.3007
6940-76 Avenue NW Edmonton, AB T6B 2R2

royalparkrealty.com

NORTH OF YELLOWHEAD PROPOSED ROAD UPGRADES



LEGEND:

Road - Arterial		Utilities - Sanitary	
Road - Collector		Utilities - Storm	
Road - Local		Utilities - Water	

* Preliminary - Subject To Change



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
6940-76 Avenue NW Edmonton, AB T6B 2R2

royalparkrealty.com

PROPERTY LOCATION



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
6940-76 Avenue NW Edmonton, AB T6B 2R2

royalparkrealty.com