

FOR SALE

SHERWOOD PARK DEVELOPMENT LAND

52365 Range Road 233, Sherwood Park, AB



HIGHLIGHTS

- A unique opportunity to acquire 2 development parcels totaling 5.6 Acres in Sherwood Park
- Located in the Campbelltown Heights subdivision, included in the Municipal Boundary
- Unique opportunity for mixed-use development w/ ASP amendments
- Potential country residential resubdivision to three lots
- Existing house on-site
- Direct access to Sherwood Drive & Wye Road with close proximity to existing retail centres

CONTACTS

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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Property Details

MUNICIPAL ADDRESS	52365 Range Road 233, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 5116HW; Lots: A & B
CURRENT ZONING	RCL (Low Density Country Residential)
TYPE OF SPACE	Development Land
LOT A	2.76 Acres
LOT B	<u>2.84 Acres</u>
TOTAL LOT SIZE	5.60 Acres (+/-)

Financials

SALE PRICE	\$750,000/acre \$571,429/acre \$2,400,000 (\$429,000/acre)
PROPERTY TAXES	\$8,471.31 (2023)
POSSESSION	Negotiable

Additional Information

- Sherwood Park provides exceptional services and transportation routes giving access across the greater Edmonton area
- Close proximity to existing retail including Wal-Mart Supercentre, Home Hardware, Canadian Tire, Safeway, Save-On-Foods, London Drugs, Rexall, and more!
- Initial utility and transportation reports available



Prime Location

Land is adjacent to Walmart Supercentre with frontage to Ash Street providing a prime re-development opportunity in Sherwood Park








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Sherwood Park Demographics

100,362  POPULATION (2022)	103,076  PROJECTED POP.	42  MEDIAN AGE	\$148,000  HOUSEHOLD INCOME	1.5 MILLION  MARKET AREA
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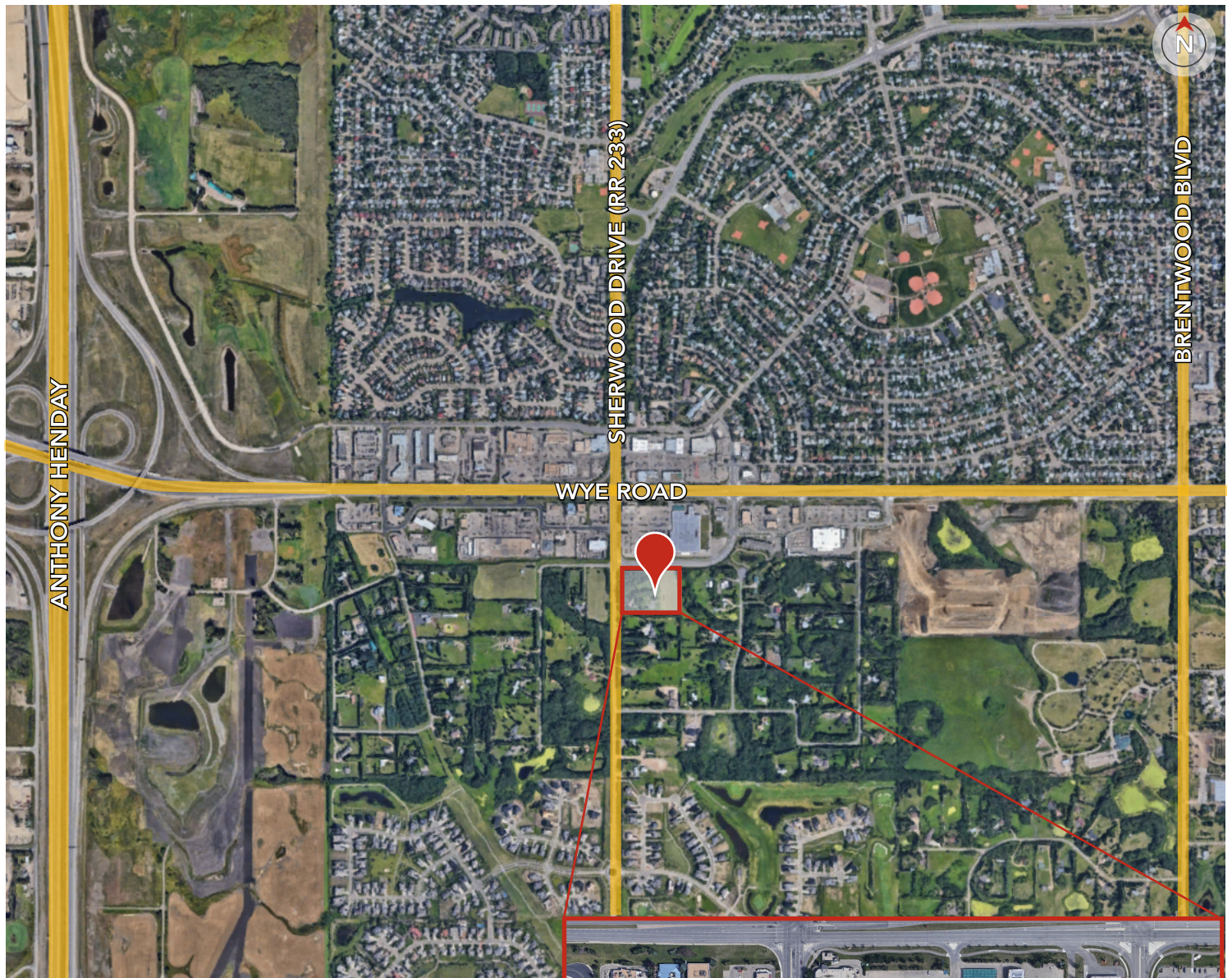


Proposed Country Residential Subdivision



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