

# 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
- Direct access to Sherwood Drive & Wye Road with close proximity to existing retail centres

### CONTACTS

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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	<del>\$750,000/acre</del> <b>\$571,429/acre</b>
PROPERTY TAXES	\$7,742.36 (2019)
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

98,381	103,076	39	\$160,655	1.4 MILLION
				
POPULATION (2016)	PROJECTED POP.	MEDIAN AGE	HOUSEHOLD INCOME	MARKET AREA





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PROPERTY LOCATION





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