# 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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royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

#### **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 PROPERTY TAXES POSSESSION \$750,000/acre \$571,429/acre \$7,742.36 (2019)

#### 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





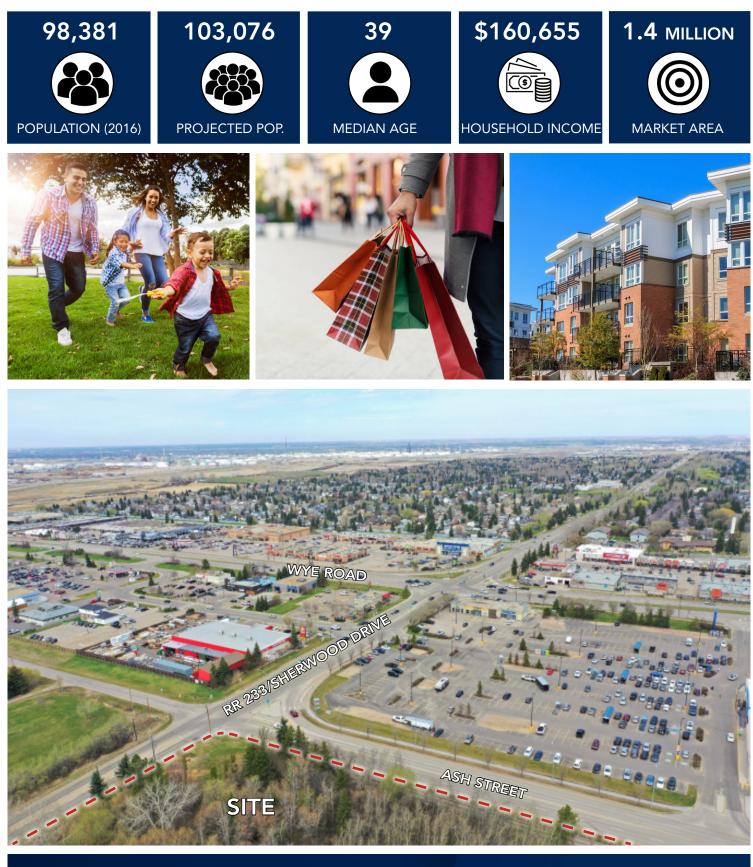
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Land is adjacent to Walmart Supercentre with frontage to Ash Street providing a prime re-development opportunity in Sherwood Park

#### SHERWOOD PARK DEMOGRAPHICS



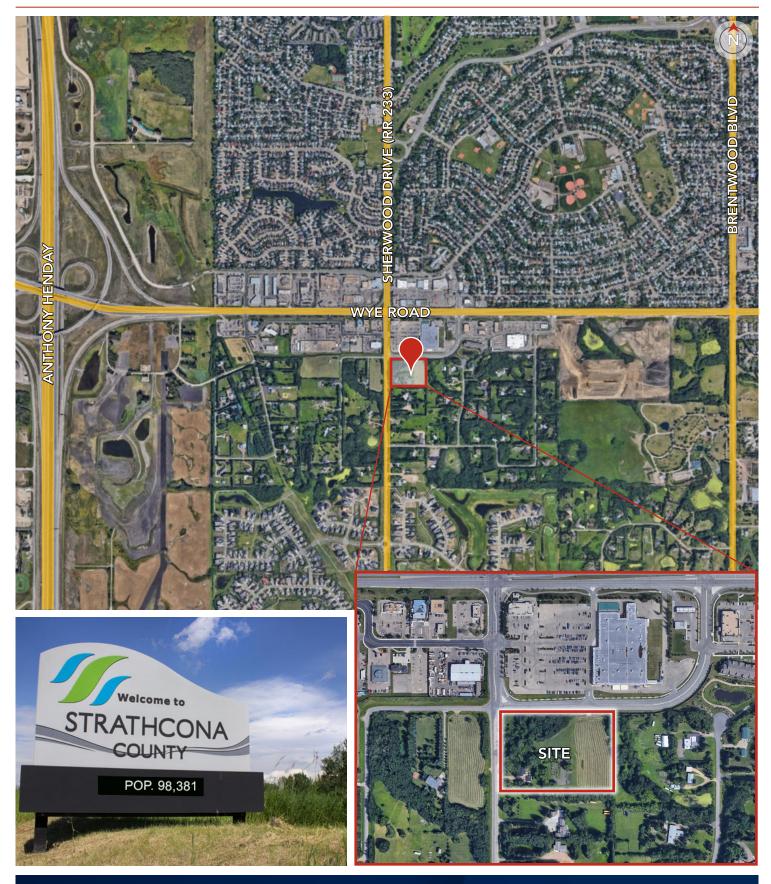


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#### **PROPERTY LOCATION**





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