

# FOR SALE

## HIGHWAY COMMERCIAL LAND

51420 Range Road 223, Sherwood Park, AB



### HIGHLIGHTS

- 15.86 acres (+/-) of Highway Commercial zoned land
- Existing, licensed RV storage business
- Property has the largest hip roof barn in Strathcona County, two quonsets with concrete floors and a shop
- Fully fenced and gated with video surveillance
- Located 10 minutes from Wye Road and Anthony Henday access and 12 minutes from South Edmonton Common

### CONTACTS

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	51420 Range Road 223, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 4175HW; Block: 0 Lot: A
ZONING	C3 (Highway Commercial)
SIZE	15.86 Acres (+/-)
BARN	125' x 40' hip roof
BUILDING A	50' x 100' quonset with concrete floor (5,000 sq ft)
BUILDING B	50' x 75' quonset with concrete floor (3,500 sq ft)
BUILDING C	40' x 70' shop with no concrete floor (2,800 sq ft)
POSSESSION	60 days negotiable

## FINANCIALS

SALE PRICE	<del>\$4,700,000.00</del> \$4,300,000.00
PROPERTY TAXES	\$7,800/annum (2021)
NOI	Income details provided upon signing CA

### Very flexible C3 zoning Ideal for :

- RV storage
- Indoor boat storage
- RV and boat sales centre
- and many more

## PROPERTY LOCATION



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# PHOTOS



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## C3 ZONING

The purpose of this Zone is to provide for a diversity of commercial, recreation, and tourist uses, largely intended for the public travelling along highways or in conjunction with tourist attractions.

Permitted Uses	Discretionary Uses
Emergency services <sub>Δ</sub>	Amusement centre <sub>Δ</sub>
Food services, drive-in* <sub>Δ</sub>	Campground <sub>Δ</sub>
Food service - restaurant <sub>Δ</sub>	Commercial storage
Food service - specialty <sub>Δ</sub>	Equipment - minor
Neighbourhood pub <sub>Δ</sub>	Library and exhibit <sub>Δ</sub>
Gas bar*	Nightclub <sub>Δ</sub>
Greenhouse	Parking - non-accessory
Hotel <sub>Δ</sub>	Private camp <sub>Δ</sub>
Landscaping sales and service	Recreation vehicle storage - major* <i>(Bylaw 39-2015 - July 7, 2015)</i>
Motel <sub>Δ</sub>	Residential security/operator unit <sub>Δ</sub>
Recreation - indoor <sub>Δ</sub>	Retail - alcohol* <sub>Δ</sub>
Recreation - outdoor <sub>Δ</sub>	Retail - general <sub>Δ</sub>
Retail - convenience <sub>Δ</sub>	Spectator sport <sub>Δ</sub>
Service station - major*	Truck and manufactured home sale/rental
Service station - minor*	Utility service - minor
Vehicle repair - major	Vehicle sale/rental
Vehicle repair - minor	WECS - small*

*Uses containing a carat (Δ) may be prohibited or subject to limitations or additional regulations.*



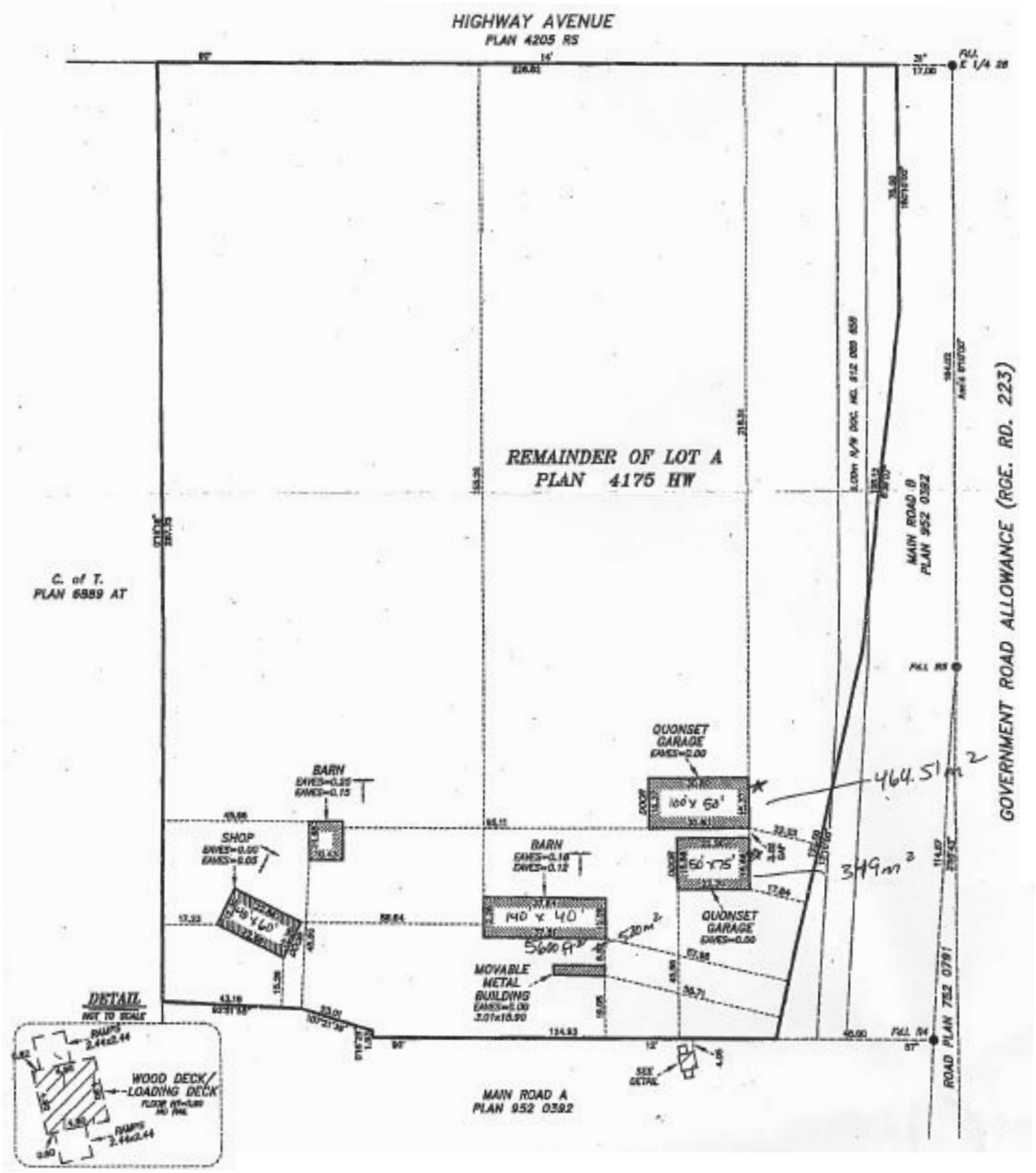
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# SITE PLAN



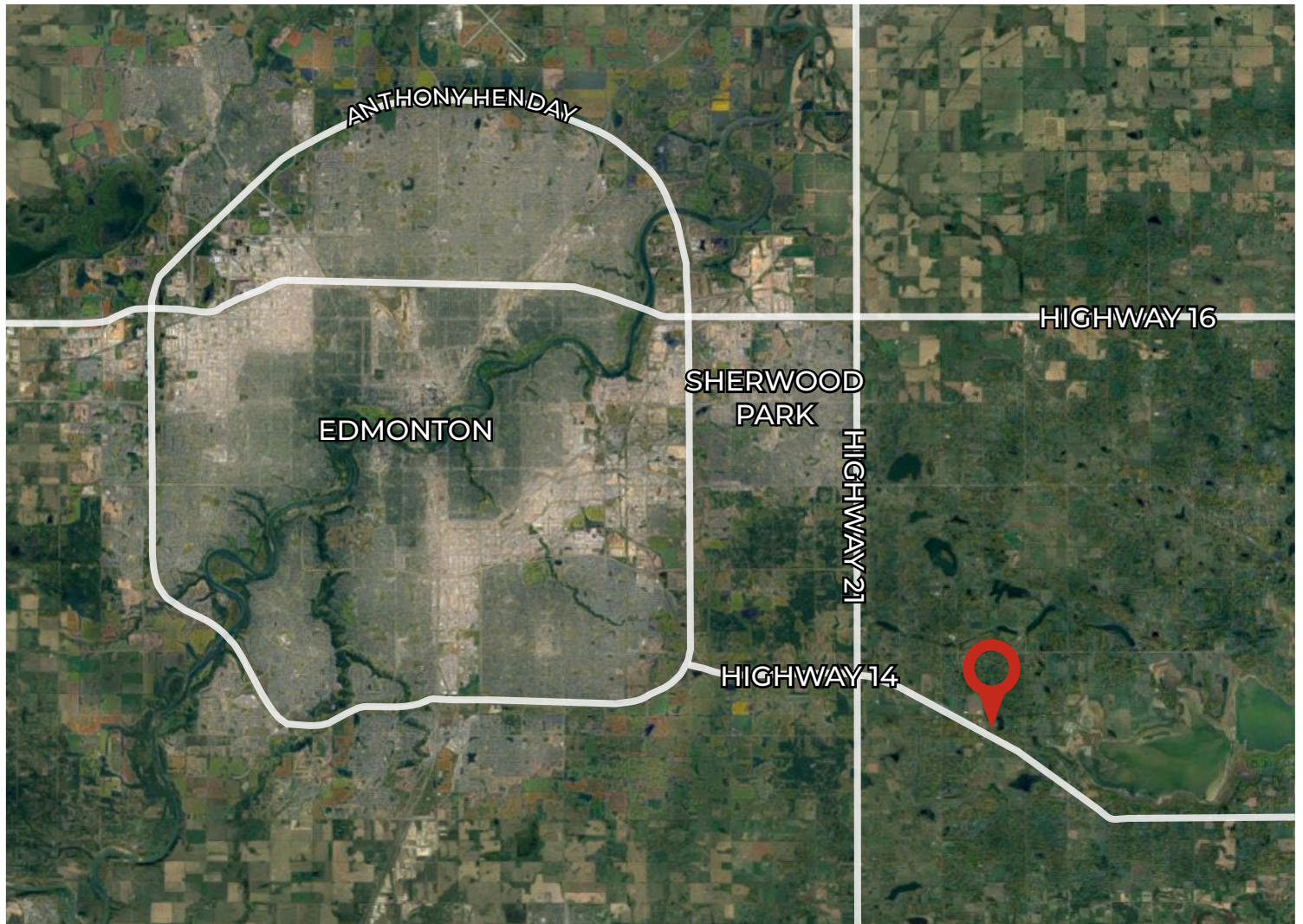
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

## REGIONAL MAP



*Quality Based on Results, Not Promises.*

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