

FOR SALE

FUTURE DEVELOPMENT LAND

Highway 21 & South of Highway 16, Sherwood Park, AB



HIGHLIGHTS

- Highway frontage
- 6.3 acres +/-
- Excellent exposure to Highway 21 and just off Yellowhead Trail
- Lease income in place
- Located within Bremner Area Structure Plan

CONTACT

ERIC STANG

Partner, Associate

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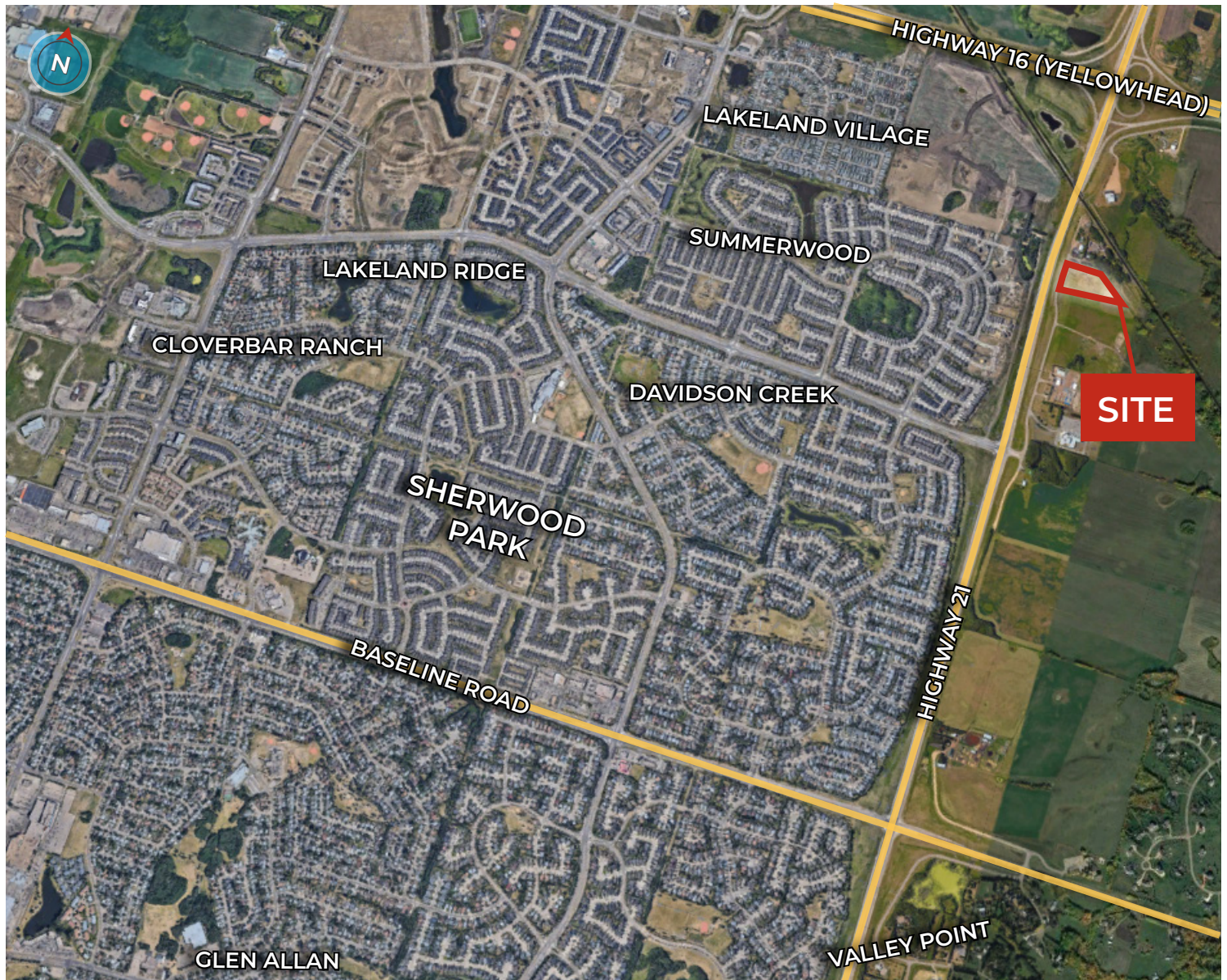


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PROPERTY LOCATION



PROPERTY DETAILS

LOCATION	Highway 21 & South of Highway 16, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 8720746; Block: 1
ZONING	AG (Agricultural)
LOT SIZE	6.30 acres (+/-)
SERVICES	Partial services

FINANCIALS

SALE PRICE	\$1,300,000.00
PROPERTY TAXES	\$12,963/yr (2023)
POSSESSION	Negotiable
INCOME	Available to qualified purchaser



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DEMOGRAPHICS

STRATHCONA COUNTY

Population: 103,362

Number of Households: 38,575

Average Household Income: \$133,500

Major Roadways:

- Highway 21
- Highway 16
- Anthony Henday
- Highway 630

SHERWOOD PARK

Population: 73,000

Number of Households: 30,089

Average Household Income: \$180,722

Major Roadways:

- Broadmoor Blvd.
- Baseline Road
- Wye Road
- Cloverbar Road
- Yellowhead Trail
- Emerald Drive
- Sherwood Drive



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AERIAL



*Quality Based on **Results**, Not **Promises**.*



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Eric was born in Saskatchewan and raised in Edmonton. He spent 12 years working with a major mobile heavy equipment supplier in a sales and account management capacity. Eric has a Business Administration Diploma from the Northern Alberta Institute of Technology.

As a member of Royal Park Realty's team since 2010, Eric handles a variety of important listing agreements including building sales, traditional leasing and land sales. His knowledge of the industries that keep Alberta moving is an asset to clients looking for a solution to their Real Estate needs. Eric prides himself on building long-term client relationships based on an understanding of the clients' needs and business requirements.

Eric is an active family and community person. He and his wife are raising their three boys in the Edmonton area.



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