

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

T 780.423.7585

C 780.667.9605

eric@royalparkrealty.com

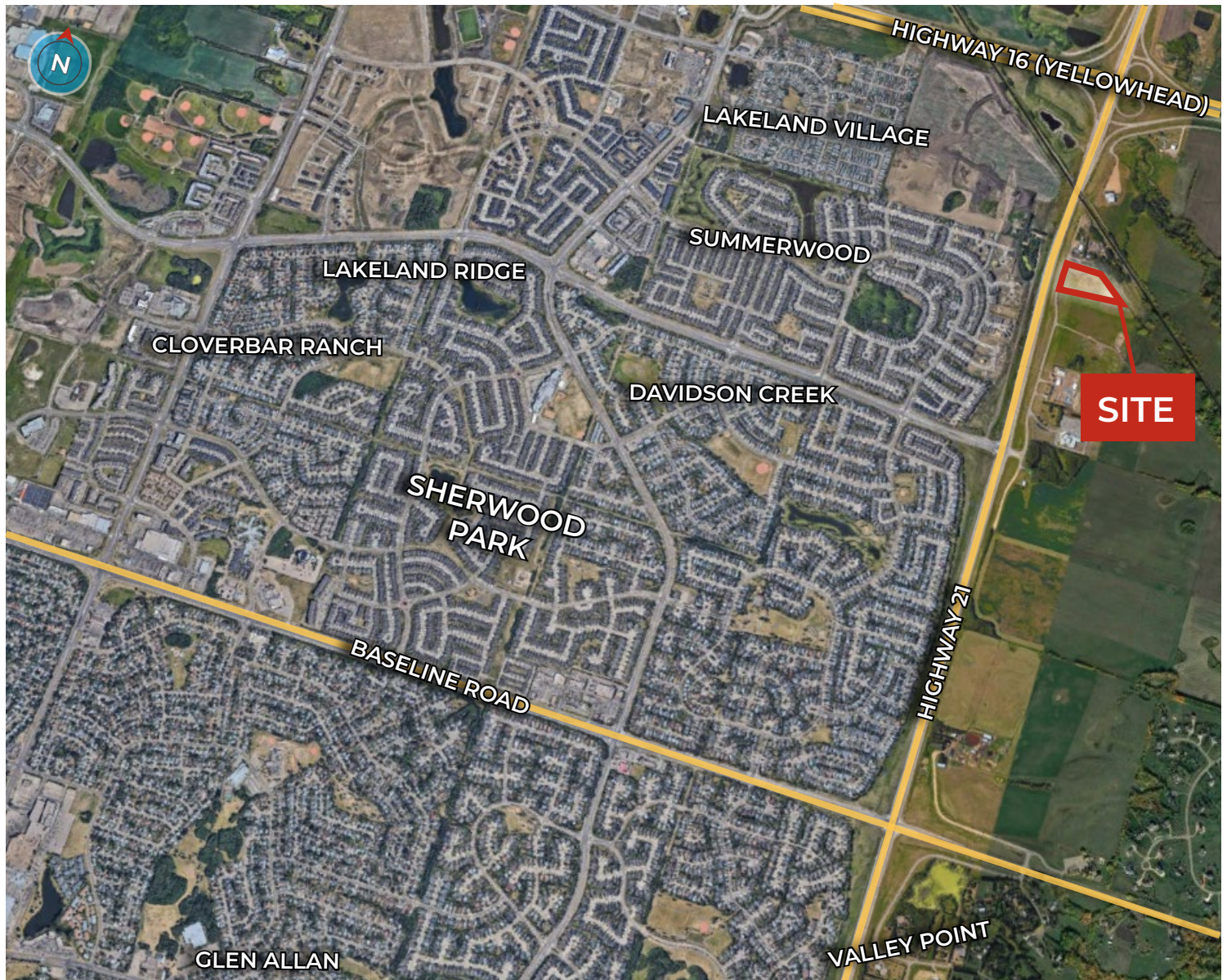


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PROPERTY LOCATION



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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