

FOR SALE

RV BARN 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

JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com

SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com



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T 780.448.0800 F 780.426.3007
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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 ±)

FINANCIALS

SALE PRICE	\$4,700,000.00 \$4,300,000.00
PROPERTY TAXES	\$7,800/annum (2021)

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 _Λ	Amusement centre _Λ
Food services, drive-in* _Λ	Campground _Λ
Food service - restaurant _Λ	Commercial storage
Food service - specialty _Λ	Equipment - minor
Neighbourhood pub _Λ	Library and exhibit _Λ
Gas bar*	Nightclub _Λ
Greenhouse	Parking - non-accessory
Hotel _Λ	Private camp _Λ
Landscaping sales and service	Recreation vehicle storage - major* (Bylaw 39-2015 - July 7, 2015)
Motel _Λ	Residential security/operator unit _Λ
Recreation - indoor _Λ	Retail - alcohol* _Λ
Recreation - outdoor _Λ	Retail - general _Λ
Retail - convenience _Λ	Spectator sport _Λ
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 (Λ) may be prohibited or subject to limitations or additional regulations.

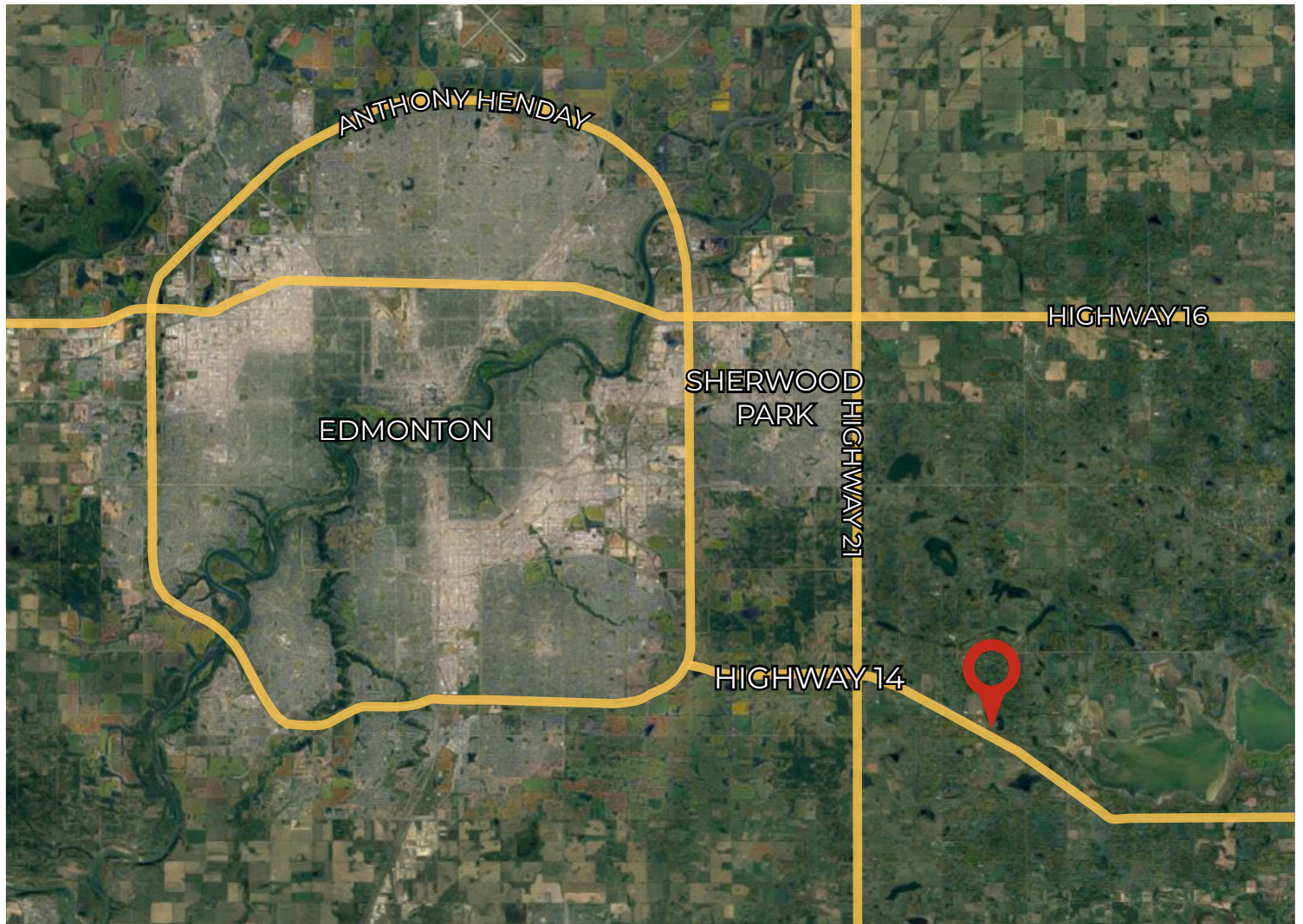


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REGIONAL MAP



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

Contact Us For More Information



JOEL WOLSKI

Director, Associate

C 780.904.5630

T 780.423.7599

joel@royalparkrealty.com



SCOTT ENDRES

Partner, Broker

C 780.720.6541

T 780.423.7588

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