

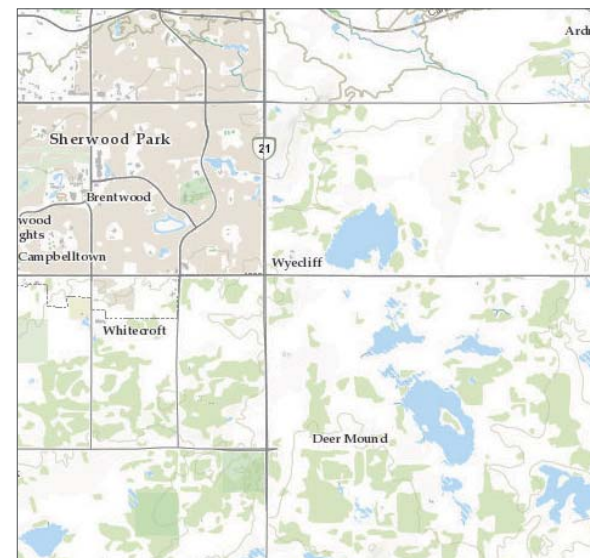


INVESTMENT OPPORTUNITY 63.39 ACRES OF RURAL RESIDENTIAL

PROPERTY FEATURES

- Cushman & Wakefield Edmonton is please to present the opportunity to acquire 63.39 acres of residential development land in Sherwood Park
- The property is located within the growing city of Sherwood Park, and has easy access to main highways. It is only 7 minutes away from access to highway 21 and 9 minutes away from access to Highway 16
- For those who work and play in Edmonton the property has a short 28 minute drive to the downtown Edmonton core
- All amenities needed are just a short drive into the core of Sherwood Park

MAP



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SITE DETAILS

ZONING:	Rural Residential
SITE SIZE:	63.39 Acres
SALE PRICE:	\$499,000.00
PROPERTY TAXES:	\$11,140 (2017)
LEGAL ADDRESS:	Plan 1623876, Block 1, Lot 5

MAPS

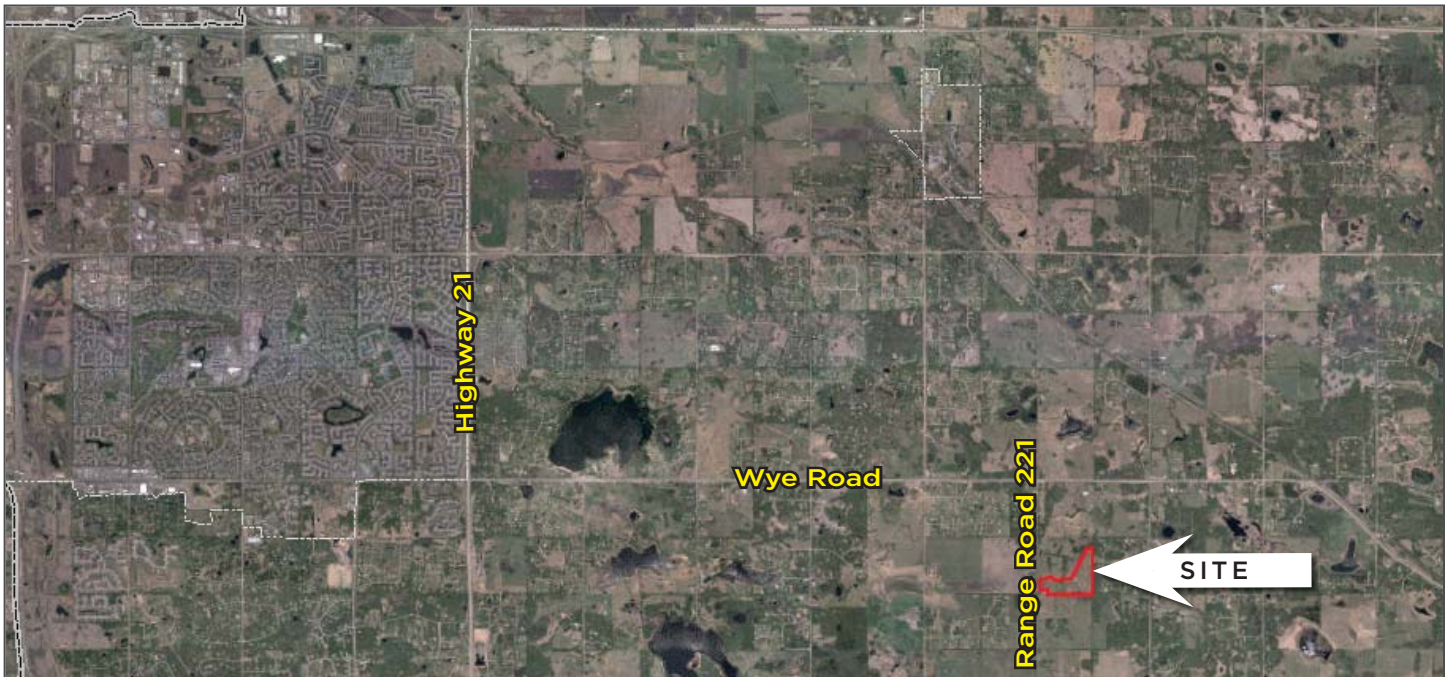


LOCATION INFORMATION

Sherwood Park started as a satellite community to house employees of the Refinery Row Industrial area. The city of Sherwood Park is strongly dependent on oil and gas due to the industrial infrastructure it houses.

Well over two thirds of Strathcona County residents reside in the urban centre of Sherwood Park. There has been tremendous growth in Sherwood Park, particularly over the past two decades, evidenced by population statistics, robust house and retail starts.

AERIAL



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RURAL RESIDENTIAL LAND

52335 Range Road 221, Sherwood Park, Alberta

DEMOGRAPHICS

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