



**ASKING PRICE: \$4,900,000 (\$12,793 per buildable door)**

### Property Highlights

- Opportunity to acquire 2.17 acres of strategically located high and medium density multi-family zoned land in the Emerald Hills neighbourhood of Sherwood Park.
- Emerald Hills Urban Village offers great immediate access to numerous amenities including retailers such as CIBC bank, RBC bank, a Co-Op gas bar and others.
- This site is in close proximity to Strathcona Hospital, Archbishop Jordan High School and the Emerald Hills Centre anchored by a Walmart Supercentre, Sportcheck and Golf Town.

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## Property Details

	Lot 9	Lot 15A
<b>Land Size:</b>	18,295 sq. ft. (0.42 Acres)	76,230 sq. ft. (1.75 Acres)
<b>Legal Description:</b>	Plan 0740040, Block 155, Lot 9	Plan 1620095, Block 155, Lot 15A
<b>Timing:</b>	Available Immediately	
<b>Zoning:</b>	Urban Village	

## Development Potential

<b>F.A.R.:</b>	Min 1.98, Max 2.1
<b>Height:</b>	Min 15m (4.5 storeys), Max 40m (12 storeys) *An additional 10% of height may be allowed under discretion of the Development Officer where a mixed-use building is proposed.
<b>Muldensity:</b>	No density limit in bylaw (383 units used for initial analysis)
<b>Zoning:</b>	Urban Village

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