

FOR SALE

5.81 ACRES (+/-) DEVELOPMENT LAND IN SHERWOOD PARK
700 Lakeland Drive, Sherwood Park, AB



HIGHLIGHTS

- Great location close to Yellowhead Trail
- Part of Millennium Business Park
- Build to suit options available
- Close proximity to Millennium Place which sees over 2.3 million visitors per year
- Excellent exposure on Lakeland Drive with easy, Sherwood Drive, Broadmoor Blvd and Baseline

CONTACT

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#201, 9038 51 Ave NW Edmonton, AB T6E 5X4

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PROPERTY LOCATION



PROPERTY DETAILS

LOCATION	700 Lakeland Drive, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 1024941; Block: 242; Lot: 15
ZONING	C5 (Service Commercial;)
LOT SIZE	5.81 acres (+/-)

FINANCIALS

SALE PRICE	\$2,400,000.00
PROPERTY TAXES	\$35,576.00/yr (2023)
POSSESSION	Negotiable

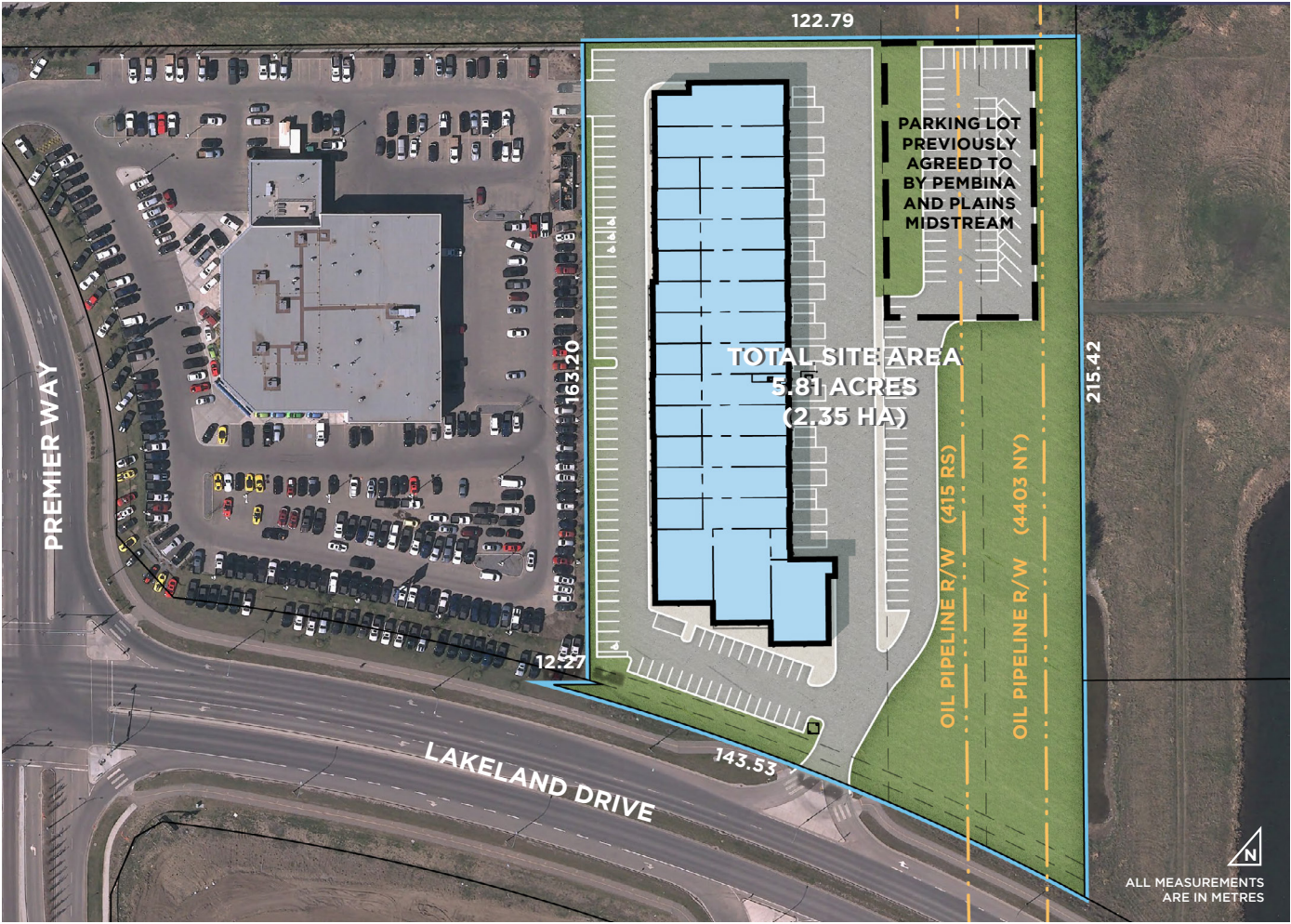


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SITE PLAN



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.

Contact Our Team For More Information

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