

COMMERCIAL, INDUSTRIAL ASSEMBLY ...ON YELLOWHEAD

250.01 Acres **Sherwood Park EAST**



4 minutes East of Sherwood Park



COMMERCIAL, INDUSTRIAL ASSEMBLY ON YELLOWHEAD

Acres: 295.01 Acres

Price: \$7,375,250

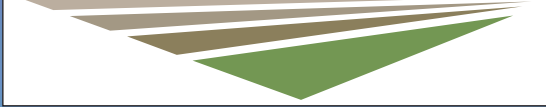
Price/Acre: \$25,000/Acre

- Features:*
- *Future Commercial Centre !!*
 - *Trunk Lines for Sanitary & Water are Nearby*
 - *4 minutes East of Sherwood Park !*
 - *On Highway 16 !!*
 - *Service Road Off Yellowhead*

Excellent for:

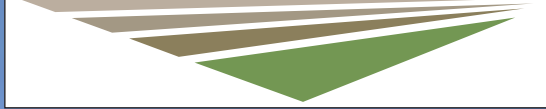
- *Business Industrial !*
- *Future Development !!*

KELLEY URBAN LAND



Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000

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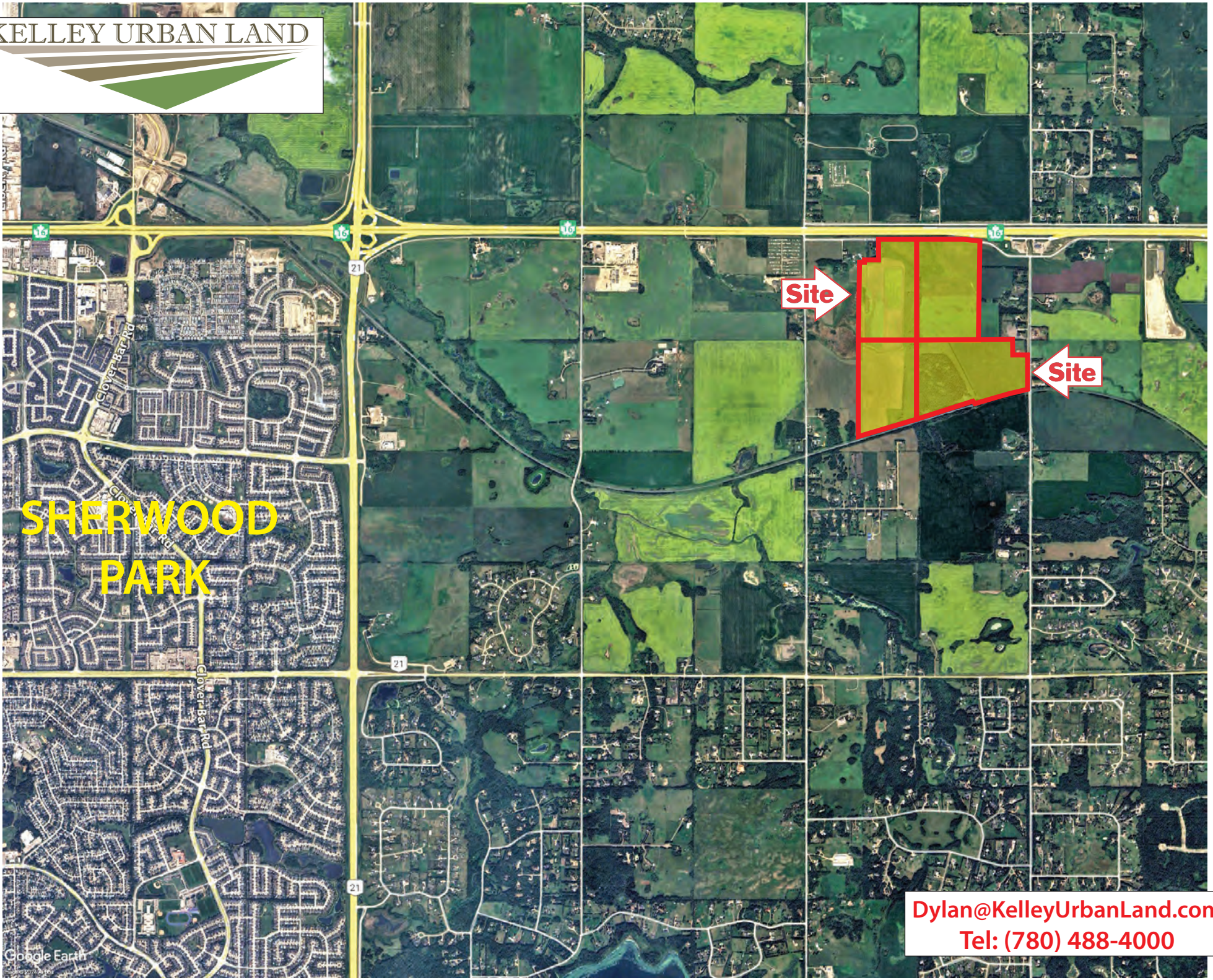
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SHERWOOD
PARK

Site

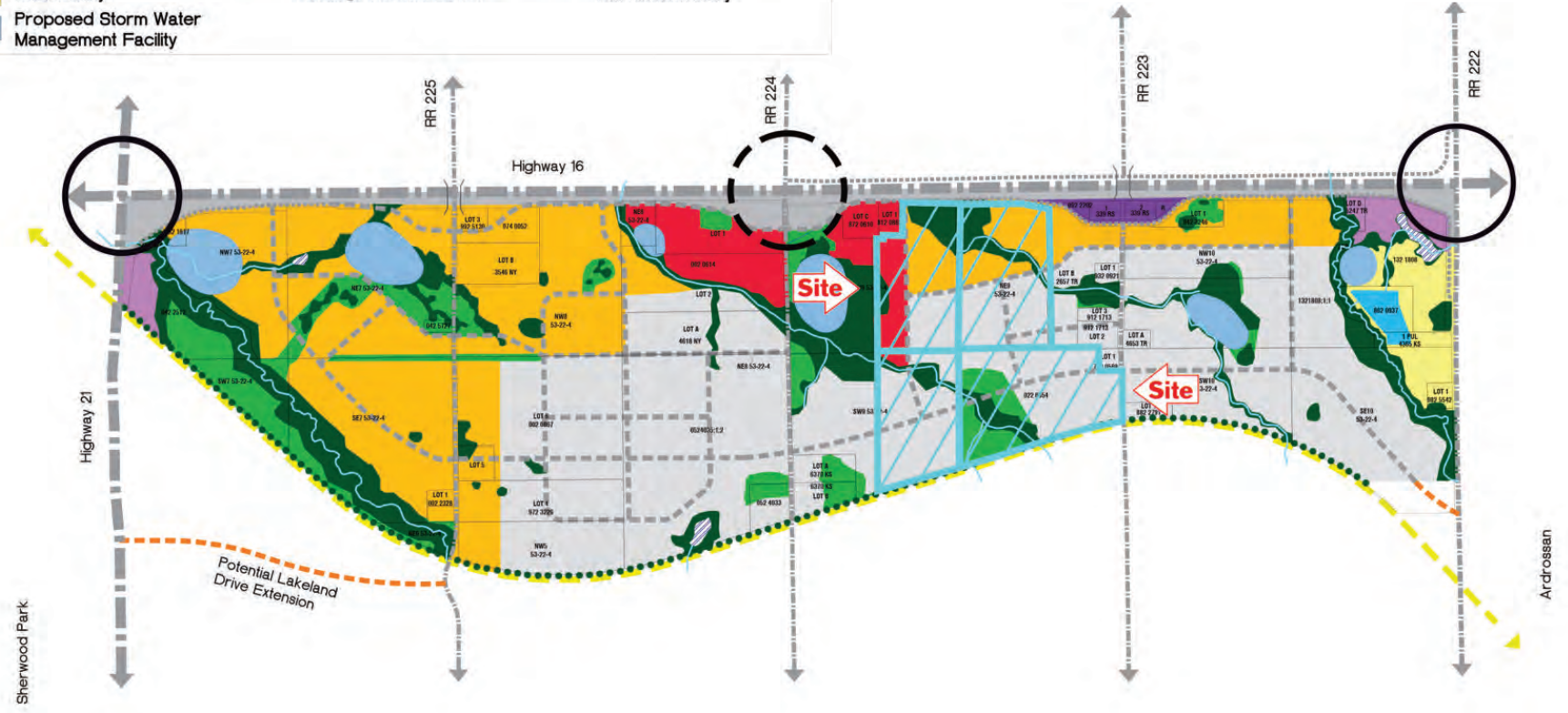
Site

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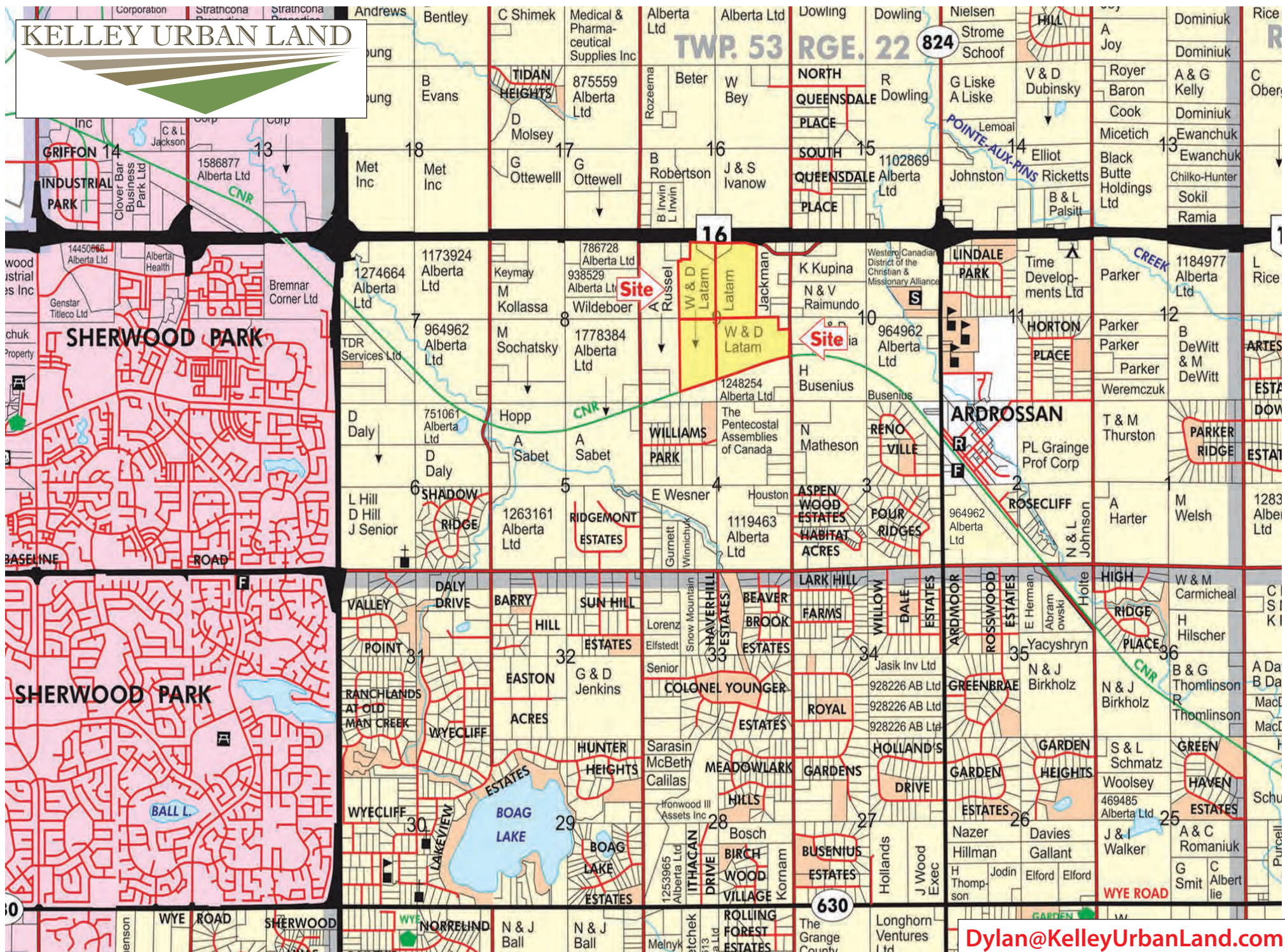


	Highway Commercial		Environmental Reserve		Existing Road
	Existing Commercial		Municipal Reserve		Existing Service Road
	Business Industrial		Existing Wetlands		Existing Highway
	Light Industrial		Existing Interchange		Proposed Road
	Institutional / Church		Proposed Interchange		Existing Railway
	Highway Lands		Proposed Flyover		Potential Future Road Connection
	Existing Lagoon		Railway Buffer		Existing Stream
	Public Utility		Existing Street Network		Parcel Boundary
	Proposed Storm Water Management Facility				



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