



**GRASSROOTS**  
REALTY GROUP

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**NW3-53- 23-W4**  
**Sherwood Park, Alberta**

**MLS # A2204610**



**\$8,274,500**

**Division:** Sherwood Business Park

**Lot Size:** 12.78 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C2

**Water:** -

**Sewer:** -

**Utilities:** -

Click brochure link for more details\*\* This up to 12.78-acre development opportunity in northwest Sherwood Park consists of Parcel 1 (8.71 acres) and Parcel 2 (4.07 acres), offering high-visibility corner exposure near Anthony Henday Drive in a rapidly expanding commercial district. Surrounded by established retail amenities, including Costco Wholesale, the site is well-positioned for future development in a high-growth area. With excellent accessibility and a desirable location, this property presents a prime opportunity for investors and developers looking to capitalize on its potential.