



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.