

# \$3,866,500 - Nw3-53- 23-w4, Sherwood Park

MLS® #A2204610

**\$3,866,500**

0 Bedroom, 0.00 Bathroom,  
Land on 12.78 Acres

Sherwood Business Park, Sherwood Park,  
Alberta

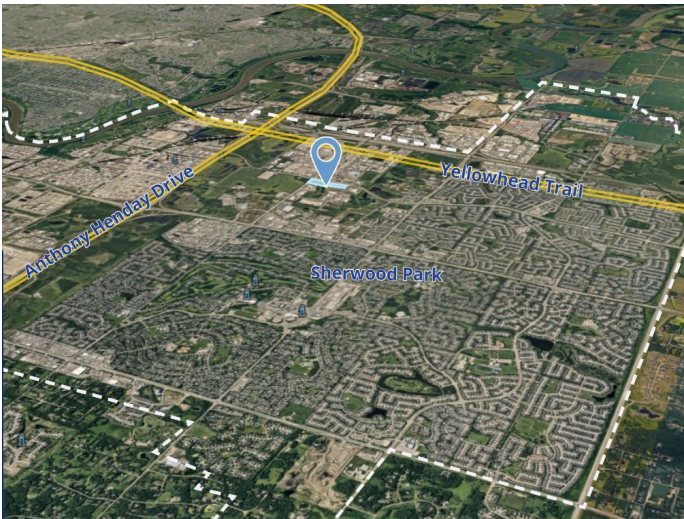
Click brochure link for more details\*\* This up to 12.78-acre development opportunity in northwest Sherwood Park consists of Parcel 1 (8.71 acres) and Parcel 2 (4.07 acres), offering high-visibility corner exposure near Anthony Henday Drive in a rapidly expanding commercial district. Surrounded by established 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.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2204610        |
| Price     | \$3,866,500     |
| Bathrooms | 0.00            |
| Acres     | 12.78           |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | Nw3-53- 23-w4          |
| Subdivision | Sherwood Business Park |
| City        | Sherwood Park          |
| County      | Strathcona County      |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T8H 1B4 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 220              |
| Zoning         | C2               |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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