

# \$8,274,500 - Nw3-53- 23-w4, Sherwood Park

MLS® #A2204610

**\$8,274,500**

0 Bedroom, 0.00 Bathroom,  
Land on 12.78 Acres

Sherwood Business Park, Sherwood Park,  
Alberta

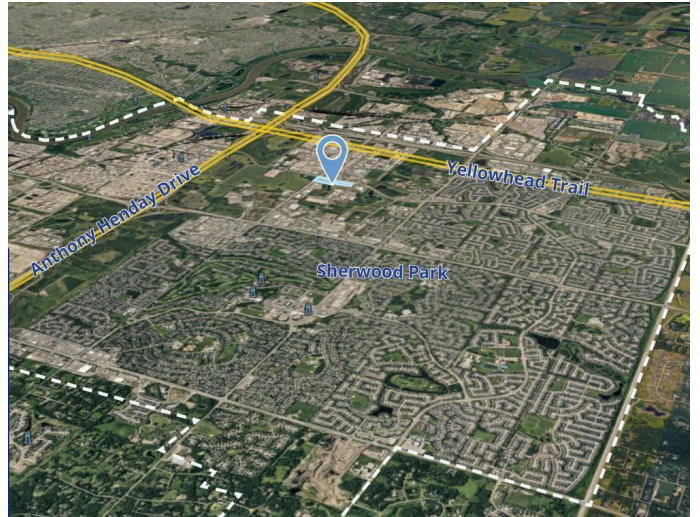
Click brochure link for more details\*\* This up to 12.78-acre development opportunity in northwest Sherwood Park consists of Parcel 1 (8.71 acres) and Parcel 2 (4.07 acres), offering high-visibility corner exposure near Anthony Henday Drive in a rapidly expanding commercial district. Surrounded by established 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	\$8,274,500
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	25
Zoning	C2

### **Listing Details**

Listing Office	Honestdoor Inc.
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