

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

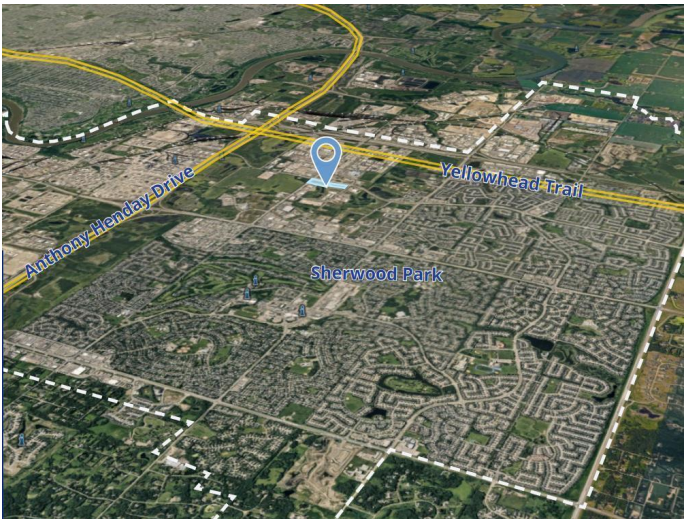
MLS® #A2204610

**\$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	117
Zoning	C2

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.