

# FOR SALE

## 7.5 ACRES HIGHWAY COMMERCIAL LAND

26 Strathmoor Drive, Sherwood Park, Alberta



### HIGHLIGHTS

- Rare opportunity
- 7.5 Acres Yellowhead (Hwy 16) fronting land
- 4.4% site coverage
- Automotive/retail drive-thru bays on-site
- Excellent access to Broadmoor Blvd, Yellowhead Hwy & Anthony Henday
- Re-development opportunity

### CONTACT

**JOEL WOLSKI** Director, Associate  
T 780.423.7599 C 780.904.5630  
joel@royalparkrealty.com

**ERIC STANG** Associate  
T 780.423.7585 C 780.667.9605  
eric@royalparkrealty.com

**SCOTT ENDRES** Associate  
T 780.423.7588 C 780.720.6541  
scott@royalparkrealty.com

**JOANNA LEWIS** Associate  
T 780.423.7580 C 780.999.9642  
joanna@royalparkrealty.com



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T 780.448.0800 F 780.426.3007  
8806 92 Street NW Edmonton, AB T6C 3R1

royalparkrealty.com

## PROPERTY DETAILS

MUNICIPAL ADDRESS	26 Strathmoor Drive, Sherwood Park, AB T8H 2B6
LEGAL DESCRIPTION	Plan: 0929379; Block: 1; Lot: 18B
ACRES	7.5 Acres
BUILDING SIZE	14,200 sf (+/-)
ZONING	Highway Commercial
POSSESSION	Negotiable

## FINANCIALS

SALE PRICE	\$7,300,000
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## ADDITIONAL INFORMATION

- 7.5 Acres Highway Commercial site
- Re-development opportunity
- Owner is currently going through the subdivision process
- Direct exposure to Yellowhead HWY
- Excellent access

## PROPERTY MAP



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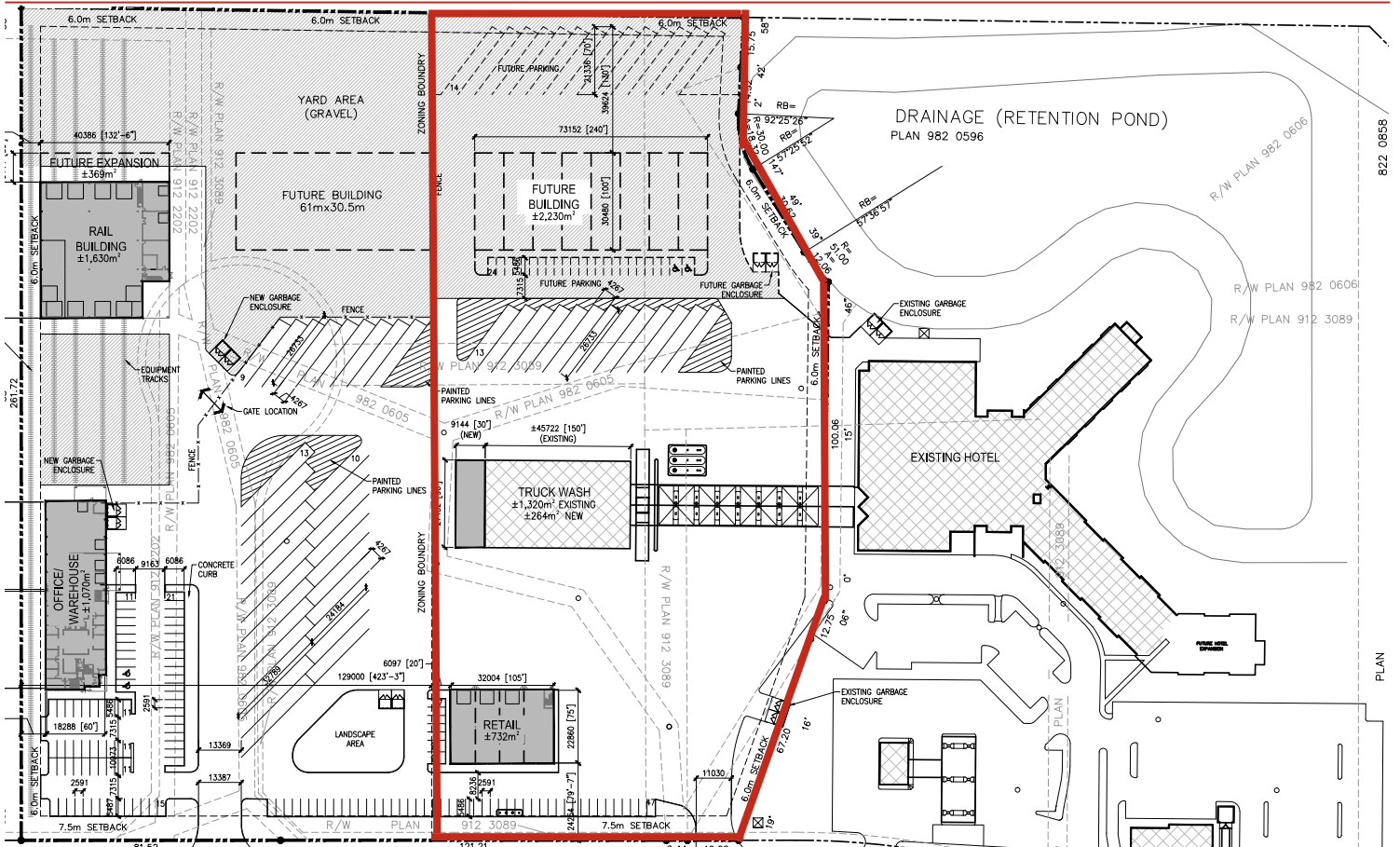
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## PROPOSED SUBDIVISION PLAN



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