



501 Bethel Drive 4.63 Acres± Development Land Sherwood Park, Alberta

Property Features:

- 4.63 acres±
- Serviced to the property line along Bethel Drive (water, sanitary, power, storm drainage)
- Adjacent to Synergy Wellness Centre site
- Across from Bethel Transit Terminal
- Located on Bethel Drive with easy access to Baseline Road, Lakeland Drive, Broadmoor Boulevard, Yellowhead Trail, and HWY 21
- Neighbouring businesses include: Rona, Home Depot, and Synergy Wellness Centre (Medical Building)

Kevin Mockford

780 436 7410

kmockford@naiedmonton.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW
Edmonton, AB T6E 4Y1
+1 780 436 7410
naiedmonton.com

For Sale
Development Land
 Sherwood Park, AB

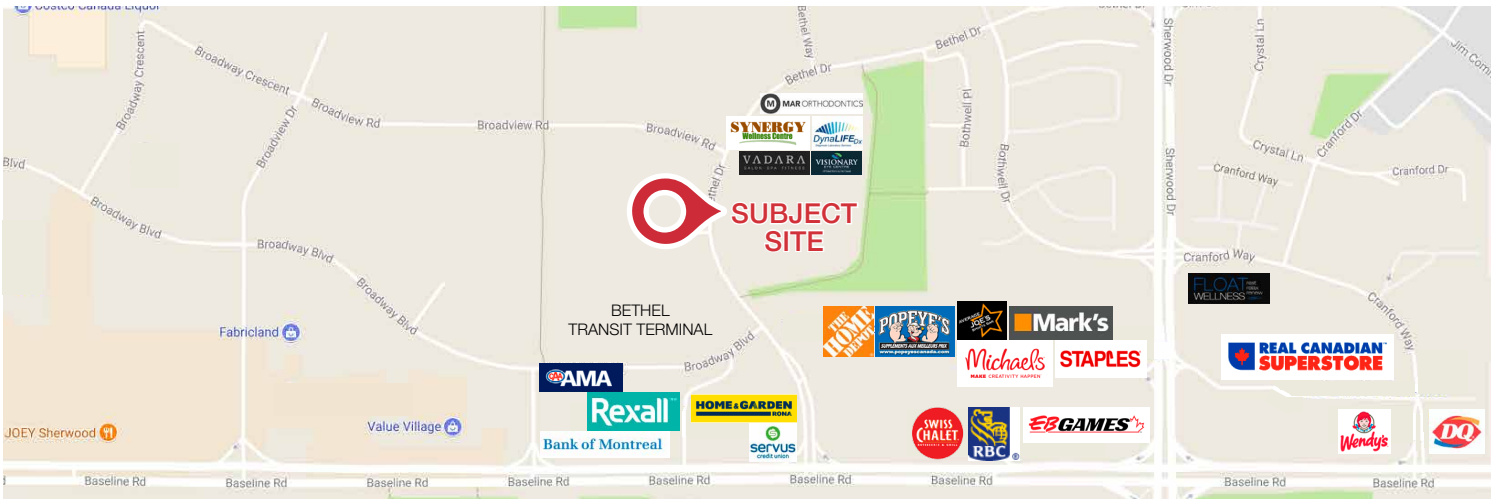
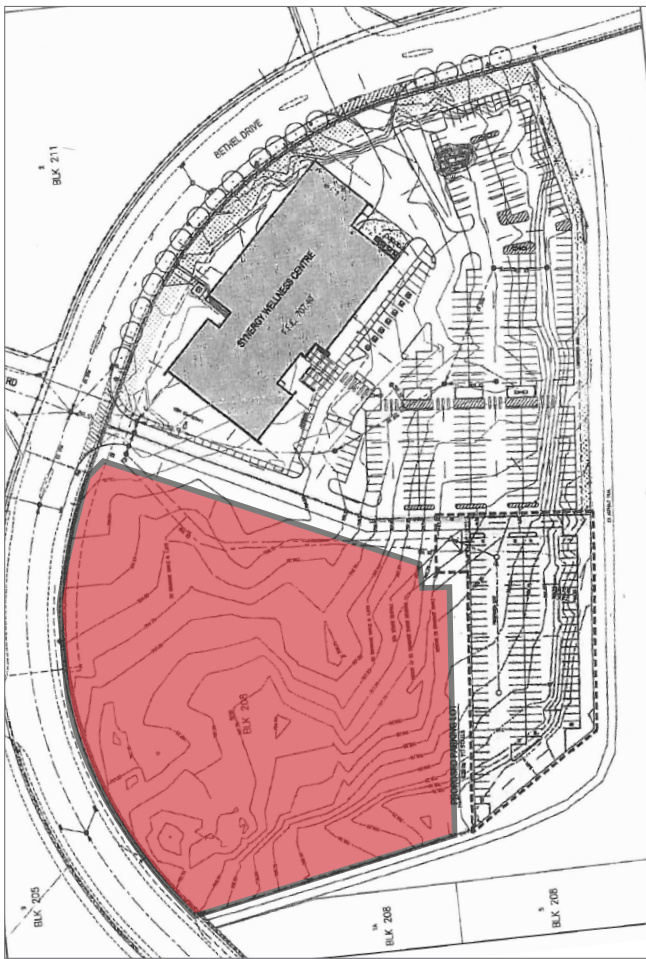
501 Bethel Drive 4.63 Acres± Development Land Sherwood Park, Alberta

Sale Information:

SIZE	4.63 acres±
LEGAL DESCRIPTION	Plan 1024567, Block 208, Plan 50B
ZONING	C5 (Service Commercial)
SALE PRICE	\$3,940,000 (\$850,944 per acre)

Area Businesses (at time of listing):

- Aspira Dental
- DYNALIFE Dx
- Mar Orthodontics
- Medical Imaging Consultants
- Synergy Medical Clinic
- Synergy Pharmacy
- Synergy Women's Wellness Centre
- VADARA Salon-Spa-Fitness
- Rona
- Home Depot
- Staples
- and many others



Kevin Mockford
 780 436 7410
 kmockford@naiedmonton.com

6510-A KEV17



4601 99 Street NW
 Edmonton, AB T6E 4Y1
 +1 780 436 7410
 naiedmonton.com

NAI Commercial Real Estate Inc.