

# \$3,999,702 - 53113c Hwy 21, Sherwood Park

MLS® #E4422711

**\$3,999,702**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Sherwood Business Park, Sherwood Park, AB

OPPORTUNITY IS KNOCKING! 17.8 ACRES OF LAND - Agriculture: Future Development that is located in Sherwood Park's local employment area, right off Highway 21 with access to Highway 16/Yellowhead Trail " Multiple buildings on site, including well appointed office and warehouse with wash bay 4672 square feet + 3800 sq feet separate shop + additional modular building as an option. Fully fenced with security gate on main access; abundance of land for storage and or fleet parking. Single family residence located on the site. Yard is compacted, and in excellent shape. Also option to purchase active tree farm with PRIME trees ready for market.

Built in 2007

## Essential Information

MLS® #	E4422711
Price	\$3,999,702
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Land Commercial
Status	Active

## Community Information

Address 53113c Hwy 21



Area	Sherwood Park
Subdivision	Sherwood Business Park
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4T7

### **Exterior**

Exterior	Metal, Steel Frame, See Remarks
Construction	Metal, Steel Frame, See Remarks

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	38
Zoning	Zone 25

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Listing information last updated on April 3rd, 2025 at 3:18pm MDT