



## 53113 HWY 21 Sherwood Park AB

\$3,999,702

OPPORTUNITY IS KNOCKING, 17.8 ACRES OF LAND - Agriculture: Future Development that is Located in sherwood parks 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.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

scottysold@gmail.com  
<http://www.macmillanteam.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)