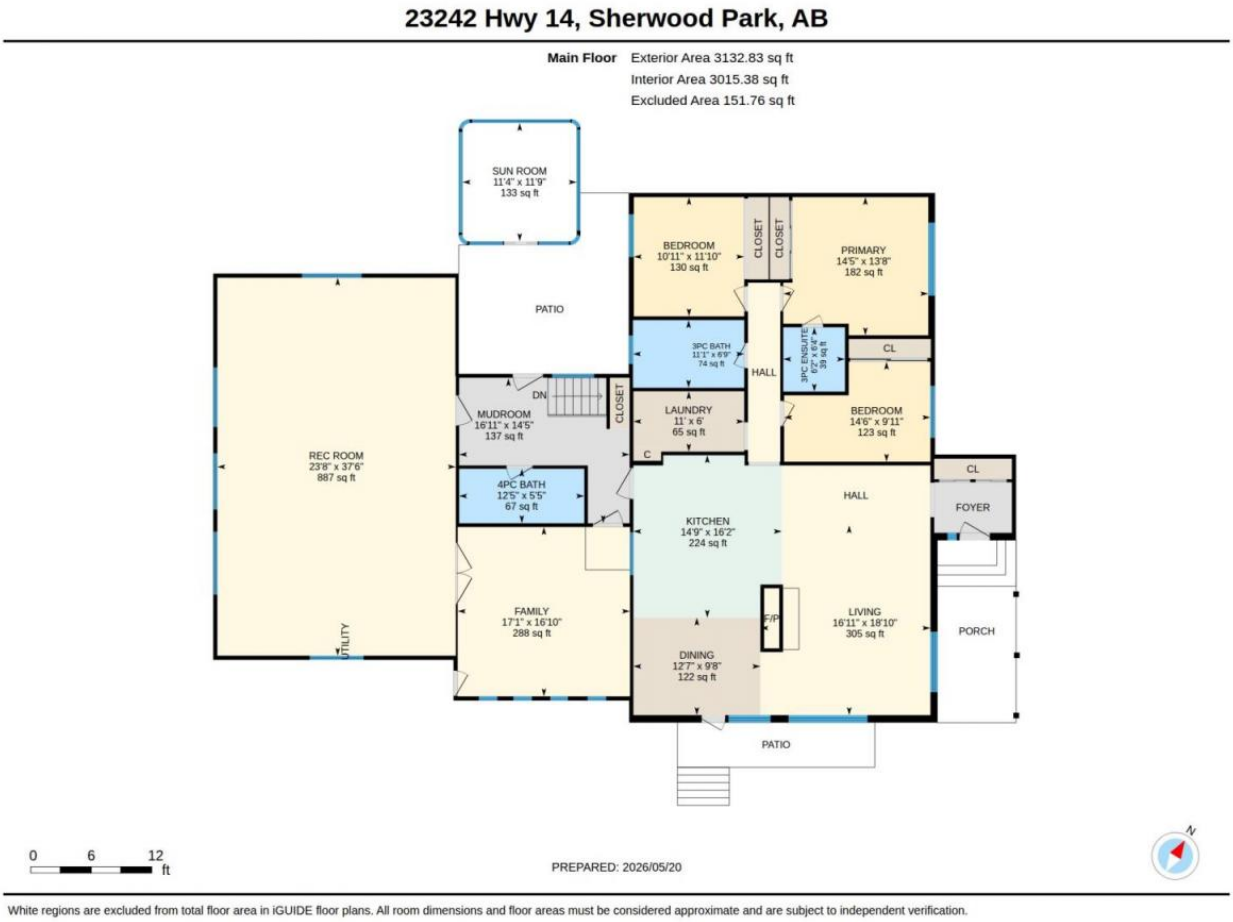


Sherwood Park Alberta

$6,000,000

73.14 ACRES - CAMPGROUND + RESIDENTIAL + COMMERCIAL LANDRARE MULTI-USE INCOME PROPERTY just 10 MIN FROM SE EDMONTON and 15 MINUTES FROM SHERWOOD PARK.9.88 ACRES AG ZONED + 63.25 ACRES C6 RECREATION COMMERCIAL, offering exceptional flexibility for INVESTORS, DEVELOPERS, CAMPGROUND OPERATORS, AGRI-BUSINESS OWNERS, OR MULTI-GENERATIONAL FAMILIES.Features 4 HOUSES (2 UPDATED), an XL HEATED SHOP (220V) with mezzanine, a HEATED BARN with kitchenette, coin showers, flushing toilets & laundry, plus 2 LARGE COVERED STORAGE BUILDINGS.CAMPGROUND with 40 SERVICED SITES, 15 & 30 AMP power, FRESH WATER FILL STATION, DUMP STATION, and event capacity for UP TO 400 GUESTS.Enjoy MULTIPLE REVENUE STREAMS, HIGHWAY FRONTAGE, TREED & USABLE LAND, and strong potential for future expansion. Adjacent 73.14 ACRES ALSO AVAILABLE (Listing ID #45948229) for those seeking a larger land holding.A RARE OPPORTUNITY TO OWN AN ESTABLISHED INCOME-PRODUCING PROPERTY WITH COMMERCIAL, RECREATIONAL, AND RESIDENTIAL USES IN HIGH-GROWTH AREA.As per Strathcona Land Use Bylaw:

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RE/MAX River City

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Phone: 780-982-1119
ahmadsai@remax.net

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