



Sherwood Park Alberta

\$299,900

Here is 16 ACRES of LAND w/both HIGHWAY + RAIL FRONTAGE!!! This PROPERTY is already Generating Income through a WELL on site (~\$7000 per year) plus there WAS ALREADY a fenced in RV storage Area - holding over 100 UNITS already to generate \$25,000+ PER YEAR, so you can have \$\$\$ coming in w/MINIMAL Effort: some EASY income ALREADY plus HOLD for FUTURE Investment, or a NO-BRAINER interim while you ENVISION the POSSIBILITIES that this property OFFERS. Also PAVED ACCESS!!! This could give you the MONEY coming in the DOOR to finance a more AMBITIOUS development. INCREDIBLE Return on a LOW INVESTMENT: it JUST MAKES SENSE! Located Within the Development of HEARTLAND AREA STRUCTURE PLAN which is CONTINUALLY growing + improving in the SUPPLEMENTS is the Attachment from the STRATHCONA COUNTY Website for the AG AGRICULTURE: GENERAL Permitted Uses, + Discretionary Uses. NOW is the time to GET IN!!! No Rail Siding Investigation. Currently no RVs being stored there. County Approval needed for any RV storage. (id:6769)

Listing Presented By:



Originally Listed by:
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