



Rural Strathcona County Alberta

\$6,961,430

Amazing piece of 142.07 acres located on SW corner of HWY 16 & RR 225 in Sherwood Park Area. This property is strategically well located on HWY 16 and only 1/2 mile east of the corner of HWY 21 & Hwy 16, and is almost immediately developable after an local ASP approved by county. These lands are located in the area called LOCAL EMPLOYMENT AREA (LEA), which is part of BREMNER and LEA CONCEPT PLAN of Strathcona county. The ZONING of LEA is INDUSTRIAL proposed in the concept plan and can be developed on RURAL STANDARD SERVICES (no need of city services as concept plan says). This parcel of land is well located in the first phase of development proposed in LEA. LEA is well suited to INDUSTRIAL DEVELOPMENTS, it has available developable lands, existing highways and rail links and has already placed INDUSTRIAL LAND USES. So, these 142.07 acres are immediately available and a best ideal parcel to be developed for industrial & employment opportunities with Sherwood Park area. (id:6769)

Primary Bedroom Measurements not available

Listing Presented By:



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