



55432 RGE RD 210 A Sherwood Park AB

\$374,900

THIS IS IT - the OPPORTUNITY of a LIFETIME to own more than 16 ACRES of MONEY-MAKING Land w/both HIGHWAY + RAIL FRONTAGE! This PROPERTY is already Generating Income through a WELL on site (~\$7000 per year) plus there is ALREADY a fenced in RV storage Area - holding over 100 UNITS already to generate \$25000+ PER YEAR, plus lots of ROOM to EXPAND, 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. PAVED ACCESS will keep YOU + YOUR CUSTOMERS happy! The SLICK setup will do MORE than just cover Property Taxes, 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 which is CONTINUALLY growing + improving - so NOW is the time to GET IN!!! Do Not SIT AROUND and WAIT or this opportunity WILL PASS YOU BY: NOW is your MOMENT!!!

Listing Presented By:



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