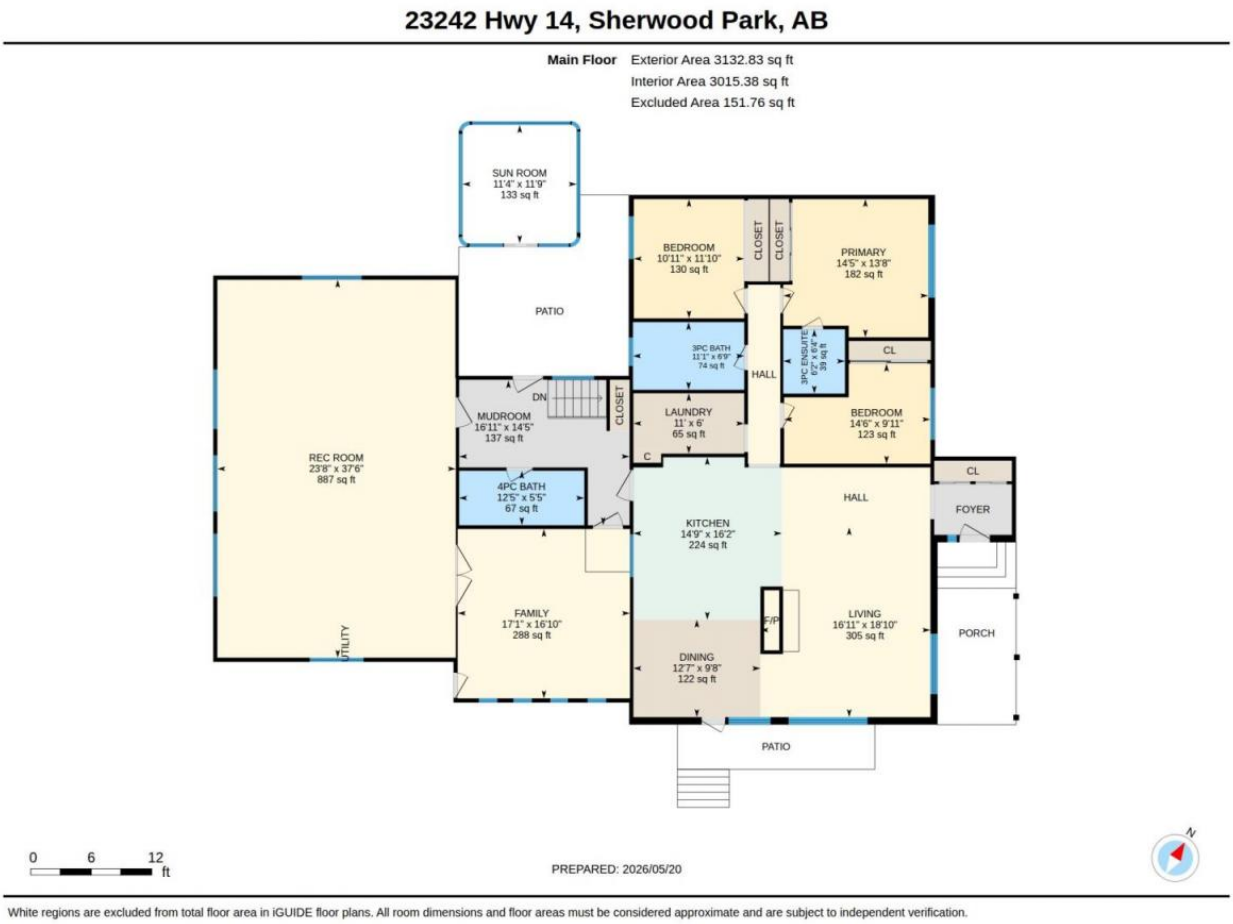


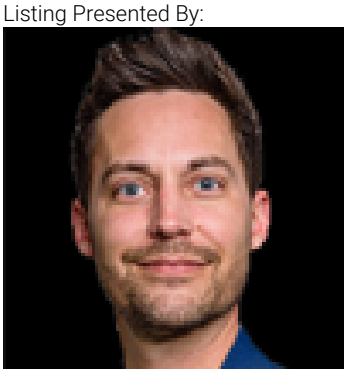
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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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