



SHERWOOD
DRIVE
(RR 232)

CP RAILWAY

FOR SALE

Hub Industrial Lands

53345 Range Road 232
Sherwood Park

Fully serviced, 39.29 acre site with functional
office, shop and multiple storage buildings

www.cresa.com

INDUSTRIAL SITE IN STRATHCONA COUNTY

HUB INDUSTRIAL LANDS

PROPERTY OVERVIEW

BUILDING SIZE:	Office Building: $\pm$ 6,000 SF *
	Shop 1: $\pm$ 7,000 SF *
	Shop 2: $\pm$ 9,500 SF *
	Usable Area: Multiple storage buildings of varying size
SITE SIZE:	39.29 Acres
ZONING:	IM - Medium Industrial
ASKING PRICE:	\$14,750,000.00
PRICE PER ACRE:	\$375,414.00 / Acre
PROPERTY TAXES:	\$146,735.70 (2026)
AVAILABILITY:	Negotiable
MARKET:	Strathcona County
PRIMARY USE:	Owner / User or Land Development
OFFSITE LEVIES:	Please Contact Agent

* Building sizes and water tank sizes are approximate and to be confirmed by purchaser.

CONTACT



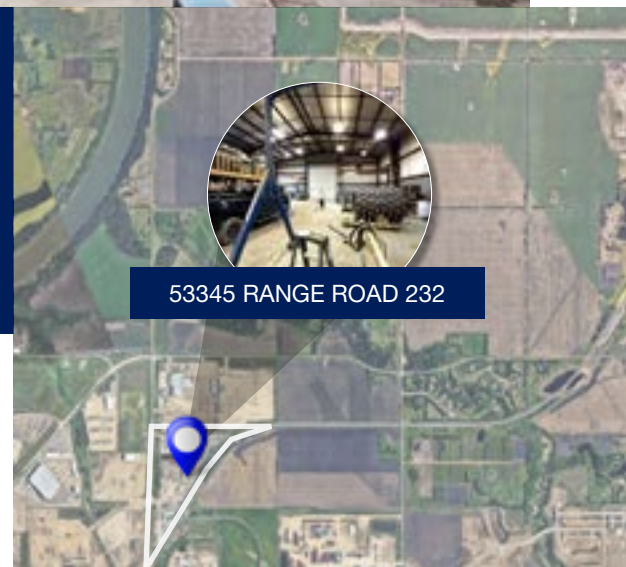
NICHOLAS FARNDEN
780.938.7343 direct
nfarnden@cresa.com



CAMERON MARTIN
780.660.3214 direct
cmartin@cresa.com



DAMON HARMON
403.875.3133 direct
dharmon@cresa.com



53345 RANGE ROAD 232

FULLY SERVICED SITE

Site is fully serviced with fibre, natural gas, water, sewer and power.

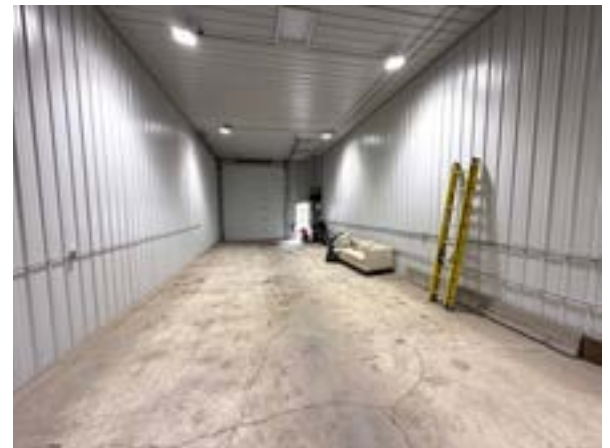
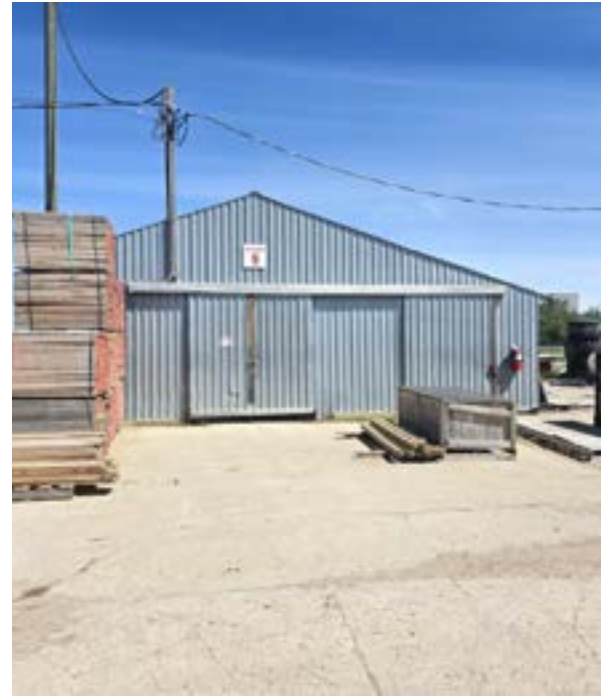
NOTES

- Multiple shops, bays, jib cranes and storage buildings
- Office building is connected to water and sewer and is above average finish and functionality
- Site is a combination of compacted gravel, asphalt and concrete
- Developed storm water pond on site
- Adjacent to CP rail line with close rail proximity
- Two (2) 40,000 litre ground water storage tanks *
- Phase I Environmental Site Assessment underway

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HUB INDUSTRIAL LANDS





SHERWOOD PARK

53345 RANGE ROAD 232



LOCATION MAP

Strathcona County Advantage

Strathcona County has one of the most competitive tax rates in the region, with property tax savings greater than 55% of the City of Edmonton.

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