

# \$3,999,702 - 53113c Hwy 21, Sherwood Park

MLS® #E4422711

**\$3,999,702**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Sherwood Business Park, Sherwood Park, AB

OPPORTUNITY IS KNOCKING! 17.8 ACRES OF LAND - Agriculture: Future Development that is located in Sherwood Park's local employment area, right off Highway 21 with access to Highway 16/Yellowhead Trail "Multiple buildings on site, including well appointed office and warehouse with wash bay 4672 square feet + 3800 sq feet separate shop + additional modular building as an option. Fully fenced with security gate on main access; abundance of land for storage and or fleet parking. Single family residence located on the site. Yard is compacted, and in excellent shape. Also option to purchase active tree farm with PRIME trees ready for market.

Built in 2007

## Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4422711        |
| Price      | \$3,999,702     |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Year Built | 2007            |
| Type       | Land Commercial |
| Status     | Active          |

## Community Information

Address 53113c Hwy 21



|             |                        |
|-------------|------------------------|
| Area        | Sherwood Park          |
| Subdivision | Sherwood Business Park |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8A 4T7                |

### Exterior

|              |                                 |
|--------------|---------------------------------|
| Exterior     | Metal, Steel Frame, See Remarks |
| Construction | Metal, Steel Frame, See Remarks |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 175                 |
| Zoning         | Zone 25             |

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Listing information last updated on August 18th, 2025 at 2:33pm MDT