

FOR SALE/LEASE

**CUSHMAN &
WAKEFIELD**
Edmonton

PRICE REDUCED

PIONEER INDUSTRIAL LANDS

8550 1 STREET, SHERWOOD PARK, AB

12.01 ACRES INDUSTRIAL LAND

READY FOR IMMEDIATE DEVELOPMENT

LOWER LAND TAXES IN STRATHCONA COUNTY

FULLY IMPROVED, GRADED AND FENCED INDUSTRIAL LAND

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
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PROPERTY DETAILS

Municipal Address	8550 - 1st Street Sherwood Park, AB
Legal Description	Lot A, Plan 8120448
Yard Lease Rate:	\$1.25 per SF
Property Taxes:	\$74,144.59 (2026)
Sale Price:	\$795,000 per acre \$649,500 per acre



PROPERTY HIGHLIGHTS

Pioneer Industrial Lands Sherwood Park offers fully improved, graded, and fenced industrial land at 8550 - 1st Street. Priced at \$649,500 per acre, this property provides excellent value with lower Strathcona County taxes. Ready for immediate development, the site eliminates costly preparation and supports a variety of industrial uses, from warehousing to light manufacturing. Its location provides direct access to Anthony Henday Drive, Highway 16, and Highway 216, ensuring efficient transportation connections. Secure, strategic, and investment-ready, Pioneer Industrial Lands Sherwood Park is an ideal choice for businesses expanding in the Edmonton region.

AERIAL VIEW



BASELINE ROAD

ANTHONY HENDAY DRIVE

SITE



+/- 1,312 FT

+/- 404 FT

SHERWOOD PARK FREEWAY

KEEP IN TOUCH



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