



#144, 363 Sioux Road  
Sherwood Park, Alberta  
T8A 4W7  
Ph. (780) 449-5622  
Fax. (780) 449-7221

## Feature Sheet

Type of Property: Agricultural

Zoning: AD located in North of Yellowhead Concept Plan

Location: 5361 – R.R. 232 Sherwood Park  
Strathcona County

Legal Address: Portion of N.W. ¼ 23 – 53 – 23 - W4  
Railway Plan 690 EO

Size: 40.55 acres

Features: Located adjacent to CP Railway

Land Use: Pipe yard, module yard, rail reload yard, trucking terminal.

**Price: \$9,100,000.00**

Please contact Norman Hill with any questions at (780) 903-6199.

*All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.*