

Size  
5.61 ACRES

Quick Access  
ANTHONY HENDAY



**FOR LEASE**  
SHERWOOD PARK LAND

## YORK REALTY

In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Founded in Edmonton, Alberta in 1985, York Realty is a privately held, family-owned business built on grit, hard work and follow-through.

Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth. As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space.

## YORK CONSTRUCTION

York Construction Inc. (part of the York group of companies) is a family-owned business, with a deep commitment to our values and doing what we say. We are a highly innovative group motivated to disrupt and re-invent the construction industry by providing Construction Solutions Simplified®. We take pride in providing a turnkey solution for all your construction needs – from the initial design to final delivery. Our team of experts have years of experience working in design-build construction, which means we understand the unique challenges that our clients face.

FOR MORE  
INFORMATION  
CONTACT

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# LOCATION

Strategically positioned with excellent accessibility, this property is just a 3-minute walk to the nearest bus stop, 5 minutes (2.5 km) to Anthony Henday Drive, and 6 minutes (6.2 km) to Yellowhead Trail. The location offers seamless connections to Sherwood Park, Edmonton, and major routes throughout Alberta and Western Canada.

## THE LAND

This exceptional 5.61-acre parcel offers unlimited potential for build-to-suit development. Zoned C5 (Service Commercial), the site provides the flexibility to accommodate a wide range of commercial uses, making it ideal for businesses seeking a custom-built facility designed specifically for their operational needs.

  57m  
Nearest bus stop

  40.2km  
Edmonton  
International Airport

  6.2km  
Yellowhead  
Highway

  2.5km  
Anthony  
Henday



# SITE PLAN

SITE AREA  
5.61 Acres



ZONING  
C5 - Service Commercial)



LEASED

AVAILABLE LOT

