

Size  
16.27 ACRES

Quick Access  
YELLOWHEAD HIGHWAY



**FOR LEASE**

STRATHCONA LANDS | SHERWOOD PARK

## 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

**Andrew Rudzitis**  
**Director, Client Solutions**  
587.572.3175  
andrew@yorkrealty.ca

**Lucas Leisen**  
**Manager, Client Solutions**  
780.934.2929  
lucas@yorkrealty.ca

# LOCATION

Just off Range Rd 231  
Sherwood Park, AB

This well-located opportunity offers outstanding regional connectivity, situated just 7 minutes (5.8 km) from Anthony Henday Drive, 3 minutes (2.0 km) from Highway 21, 4 minutes (3 km) from Sherwood Park and Emerald Hills.

Two parcels are currently available totaling 12.06 acres and 4.21 acres, both prominently positioned and surrounded by the newly connected Township Road 534, providing excellent access and strong future development potential within the greater Edmonton Metropolitan Region.



  3.6km  
Nearest bus stop

  48km  
Edmonton  
International Airport

  4.8km  
Yellowhead  
Highway

  5.8km  
Anthony  
Henday

# SITE PLAN

SITE AREA  
16.27 Acres

LOT 1  
12.06 ACRES

LOT 2  
4.21 ACRES



