

FOR SALE

SHERWOOD PARK INDUSTRIAL CONDO

#450, 280 Portage Close, Sherwood Park, Alberta

PRICE REDUCED!



HIGHLIGHTS

- 3,600 sq ft (+/-) industrial condo with yard
- 7,980 sq ft (+/-) graveled & fenced yard compound available for lease
- Turn-key main floor and second floor office build out totaling 2,080 sq ft
- Excellent access to Yellowhead Trail, Anthony Henday Drive and Broadmoor Blvd
- (1) 12' x 14' grade loading overhead door (automatic)
- Constructed in 2014

CONTACT

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REALTY™

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PROPERTY DETAILS

MUNICIPAL ADDRESS	#450, 280 Portage Close, Sherwood Park, Alberta
LEGAL DESCRIPTION	Condo Plan: 1424552; Unit: 28
ZONING	IM (Medium Industrial)
YEAR BUILT	2014
TYPE OF SPACE	Industrial
OFFICE	2,080 sq ft (+/-)
SHOP	1,520 sq ft (+/-)
TOTAL	3,600 sq ft (+/-)
FENCED COMPOUND	7,980 sq ft (+/-)
GRADE LOADING	1 - 12' x 14' (automatic)
HEATING	HVAC & Radiant
POWER	225 amp, 120/208 volt , 3 phase, 4 wire (60 amp step up to 480 volt)
SUMP	Dual compartment sump
CEILING HEIGHT	22 - 30' clear



FINANCIALS

SALE PRICE	\$1,005,000 \$955,000
TAXES (2018)	\$8,814.47/annum
CONDO FEES	\$335.97/month
YARD LEASE RATE	\$1.35 - \$1.50/sq ft
POSSESSION	Negotiable

ADDITIONAL INFO

- 7,980 sq ft (+/-) graveled & fenced yard compound available for lease
- Turn-key main & second floor office build out
- Wall exhaust fan
- Dual compartment sump
- Compressor lines

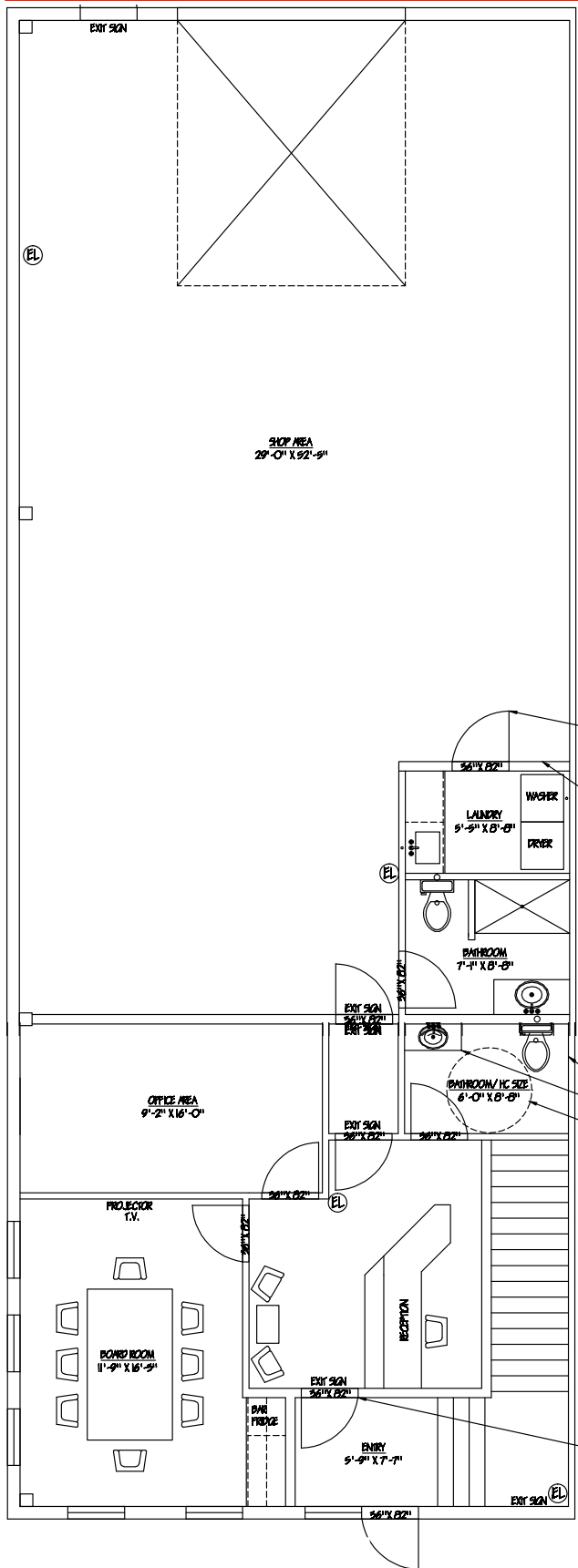


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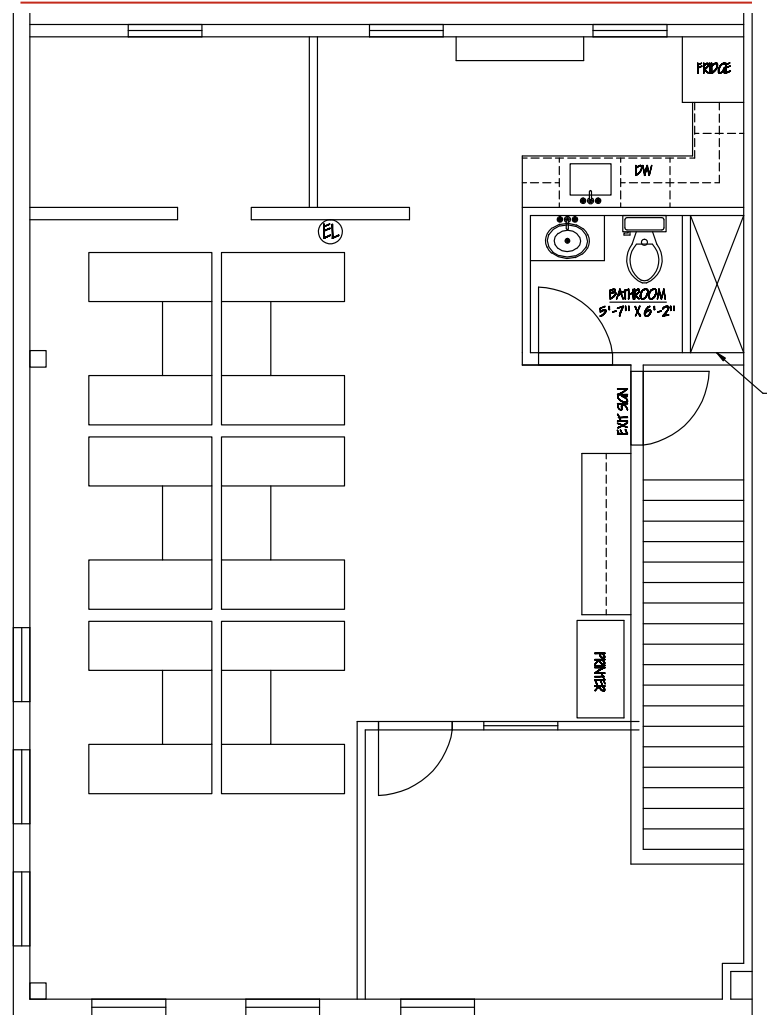
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MAIN FLOOR OFFICE & SHOP



2ND FLOOR OFFICE



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PROPERTY LOCATION



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