

FOR SALE/LEASE

INDUSTRIAL OFFICE WITH WAREHOUSE

56 Liberty Road, Sherwood Park, AB



HIGHLIGHTS

- 2 acres
- 7,168 sq ft (+/-) office
- 8,554 sq ft (+/-) warehouse
- Asphalt and graveled yard
- Close to Anthony Henday, Yellowhead Highway and Highway 21

CONTACT

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Senior Associate

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PROPERTY DETAILS

MUNICIPAL ADDRESS	56 Liberty Road Sherwood Park, AB T8H 2J6
LEGAL DESCRIPTION	Plan 0324255; Block 1; Lot 8 Containing 2.00 acres
TYPE OF SPACE	Industrial office with warehouse
ZONING	IM-Medium Industrial
TOTAL BUILDING SIZES	7,168 sq ft (+/-) office 8,554 sq ft (+/-) warehouse
BUILT	2007 - addition in 2012
SITE SIZE	2.0 acres (+/-)
YARD DETAILS	Approx. 1/3 asphalt & 2/3 packed gravel Fully fenced with automatic security gate Security cameras
HEATING	Office - forced air w/air conditioning Warehouse - radiant

ADDITIONAL INFO

- Ample parking with an automatic gate
- Large lunchroom for staff
- Spacious reception area
- 3 ton swing crane in warehouse
- Security cameras set up throughout buildings and yard



OFFICE

FINANCIALS

SALE PRICE	\$3,900,000.00
LEASE RATE	\$19.60/sq ft (NNN)
TAXES (2023)	\$41,704.60



RECEPTION



MEETING ROOM



LUNCHROOM



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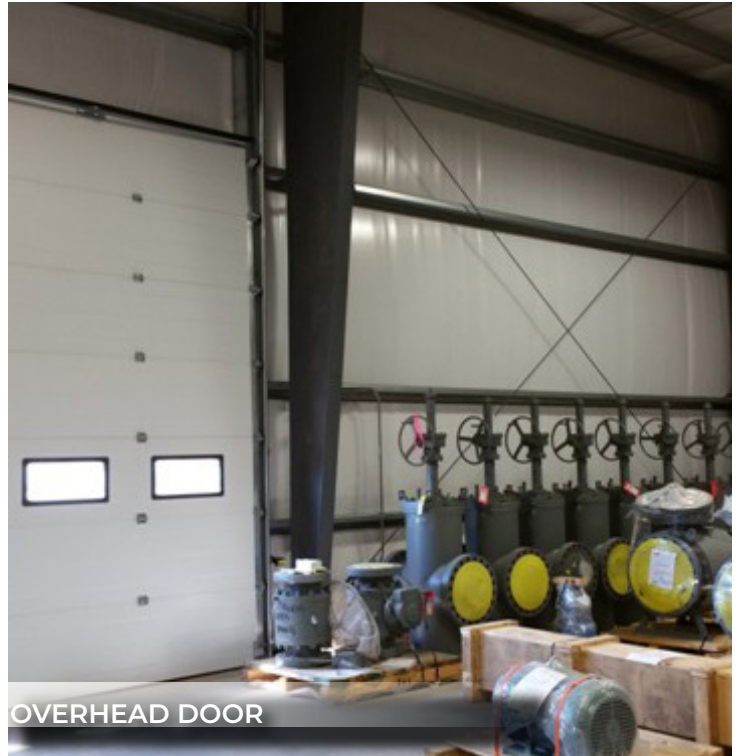
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PHOTOS



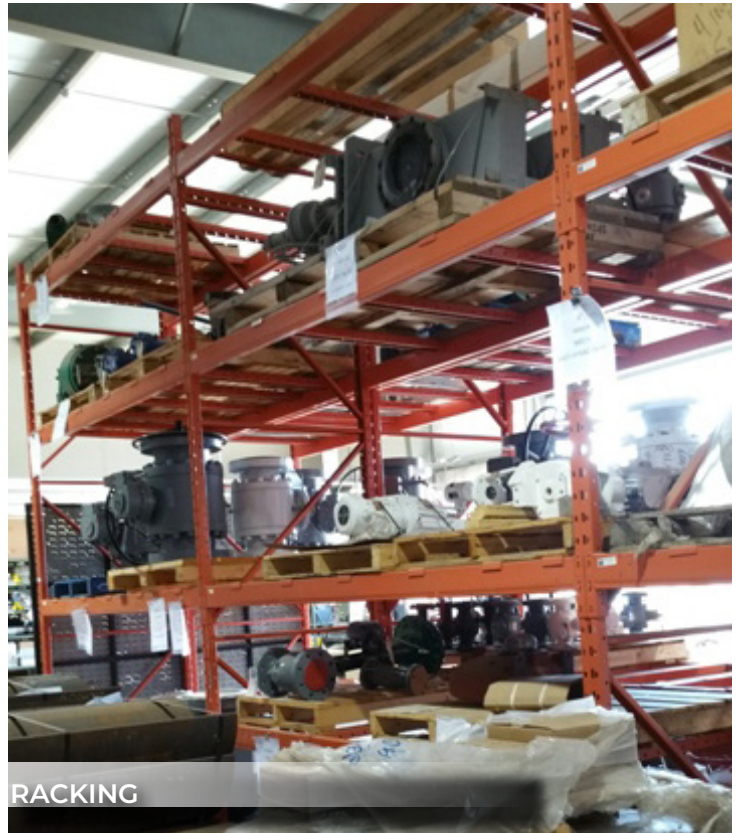
BOARDROOM



OVERHEAD DOOR



SHOP



RACKING

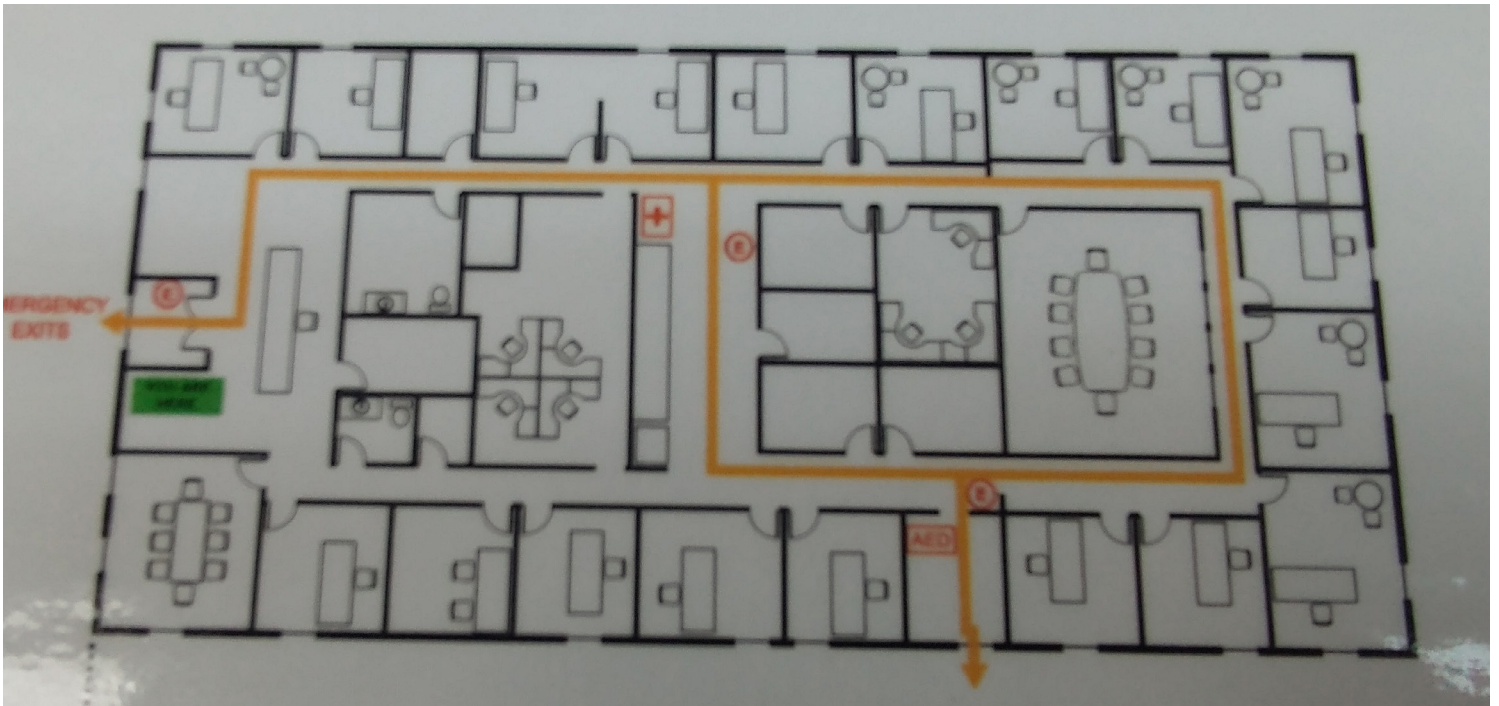


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FLOOR PLAN



PROPERTY LOCATION



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REGIONAL MAP



MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.



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