

FOR SALE/LEASE

979 FIR

#210, 979 Fir Street, Sherwood Park, AB



HIGHLIGHTS

- 2,844 sq ft (+/-) end-cap, flex condominium unit located in Sherwood Park, Alberta
- South-facing property with exposure to Wye Road with front parking and oversized rear parking and marshalling area
- Power is 100Amps at 120/208V (TBC)
- Two overhead, grade-level loading doors
- 18ft +/- clear ceiling heights
- Wide open, free-span space
- For Sale \$799,000.00 (\$281/sq ft) or for Lease at \$17.99/sq ft net

CONTACT

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY DETAILS

MUNICIPAL ADDRESS	#210, 979 Fir Street, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 1023993; Unit: 18 (TBC)
ZONING	C2 - Arterial Commercial (TBC)
NEIGHBOURHOOD	Village Market
YEAR BUILT	1980 (TBC)
CONSTRUCTION TYPE	Concrete block, steel beam
ROOF	Roll on , torch on, newer
SIZE	2,844 sq ft (+/-)
POWER	100A at 120/208V (TBC)
UTILITY SERVICING	Full municipal (TBC)
PARKING	7 stalls (TBC)
SIGNAGE	On Building
INTERNET	Telus or Shaw Fibre (TBC)
CEILING HEIGHT	18'1" (+/-)
LOADING	(2) 12' (W) X 14' (H) grade doors (manual)
HEATING	Suspended gas in shop, Rooftop HVAC in office
LIGHTING	LED
WASHROOM	Roughed in plumbing
DRAINAGE	(2) Floor drains

FINANCIALS

Sale Price: \$799,000.00
(\$281/sq ft)

***Property Taxes:** \$5.54/sq ft (2023)

***Condo Fees:** \$3.50/sq ft (2023)

**(To be confirmed by purchaser)*

Lease Rate: \$17.99/sq ft

Op Costs: \$9.00/sq ft (TBC)

Possession: 30 days negotiable



- 15 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO NISKU/LEDUC
- 25 MINS TO EDMONTON INT'L AIRPORT

AERIALS



AERIAL WITH PARKING



EAST FACING AERIAL



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PHOTOS



EAST AND SOUTH WINDOWS WITH FREE SPAN



GRADE LEVEL 12' X 14' OVERHEAD DOORS



FREE SPAN INTERIOR WITH TWO OVERHEAD DOORS



REAR LOADING AND PARKING



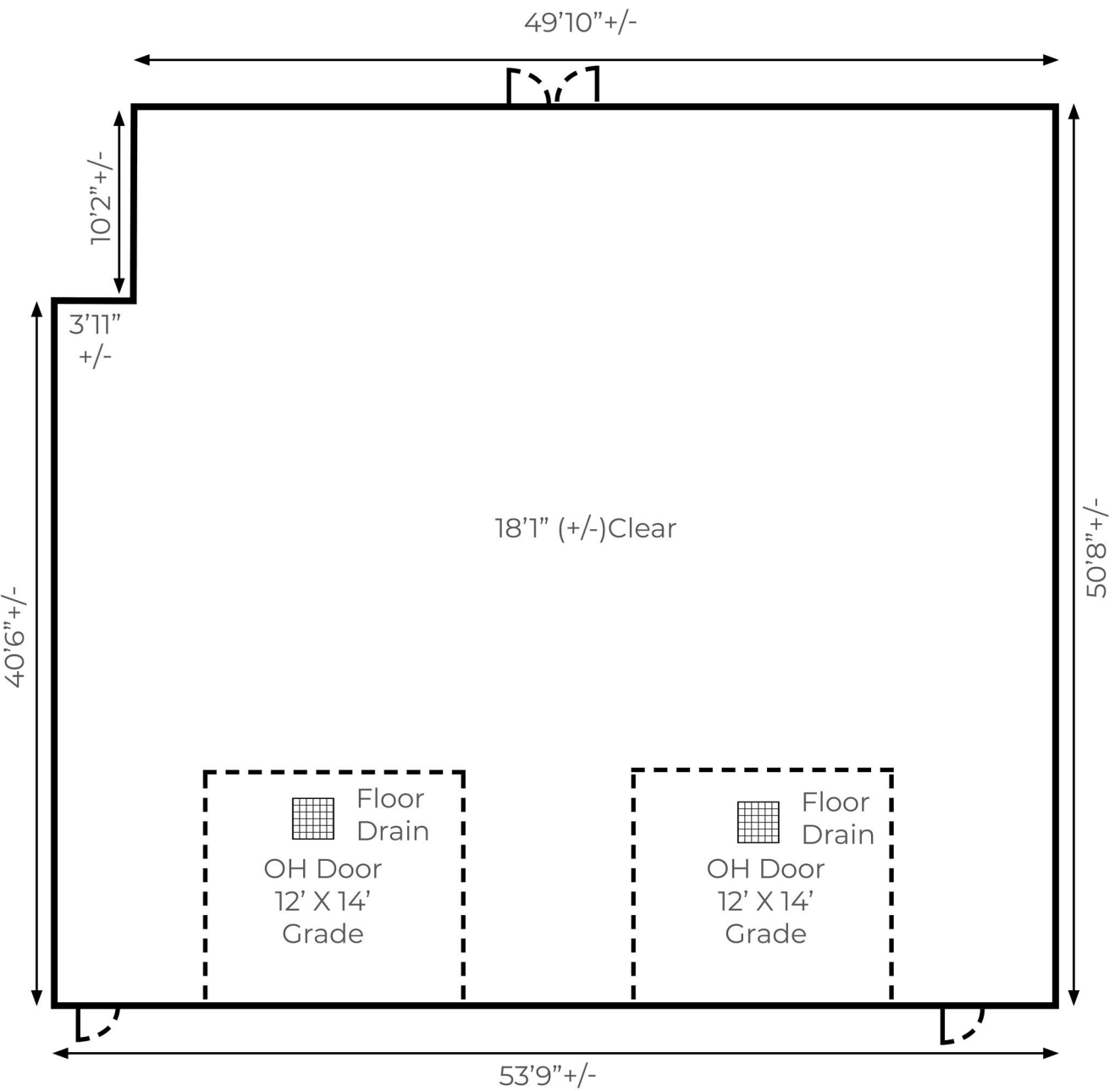
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FLOOR PLAN

(For illustration purposes only. Exact measurements and layout to be confirmed)





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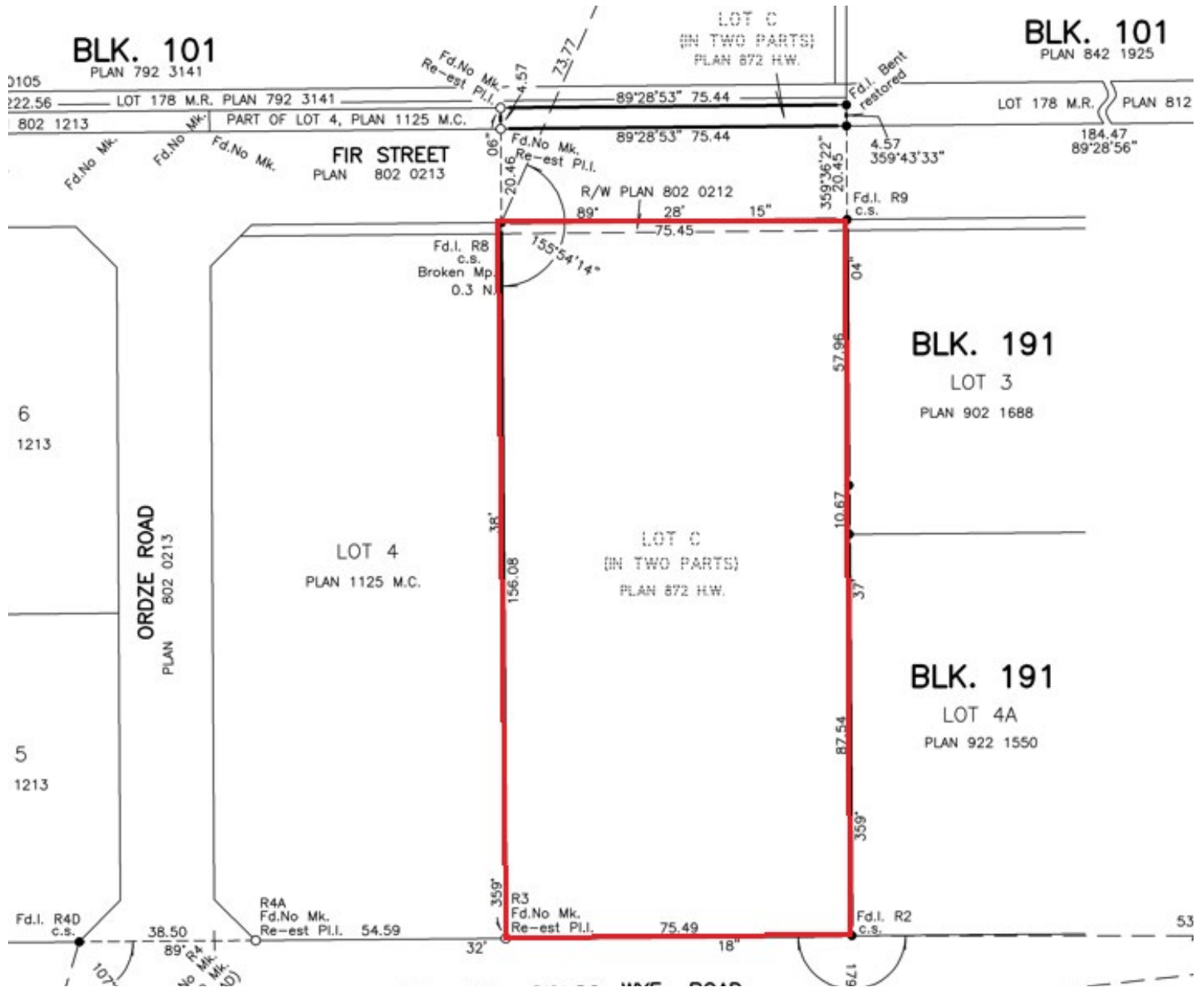
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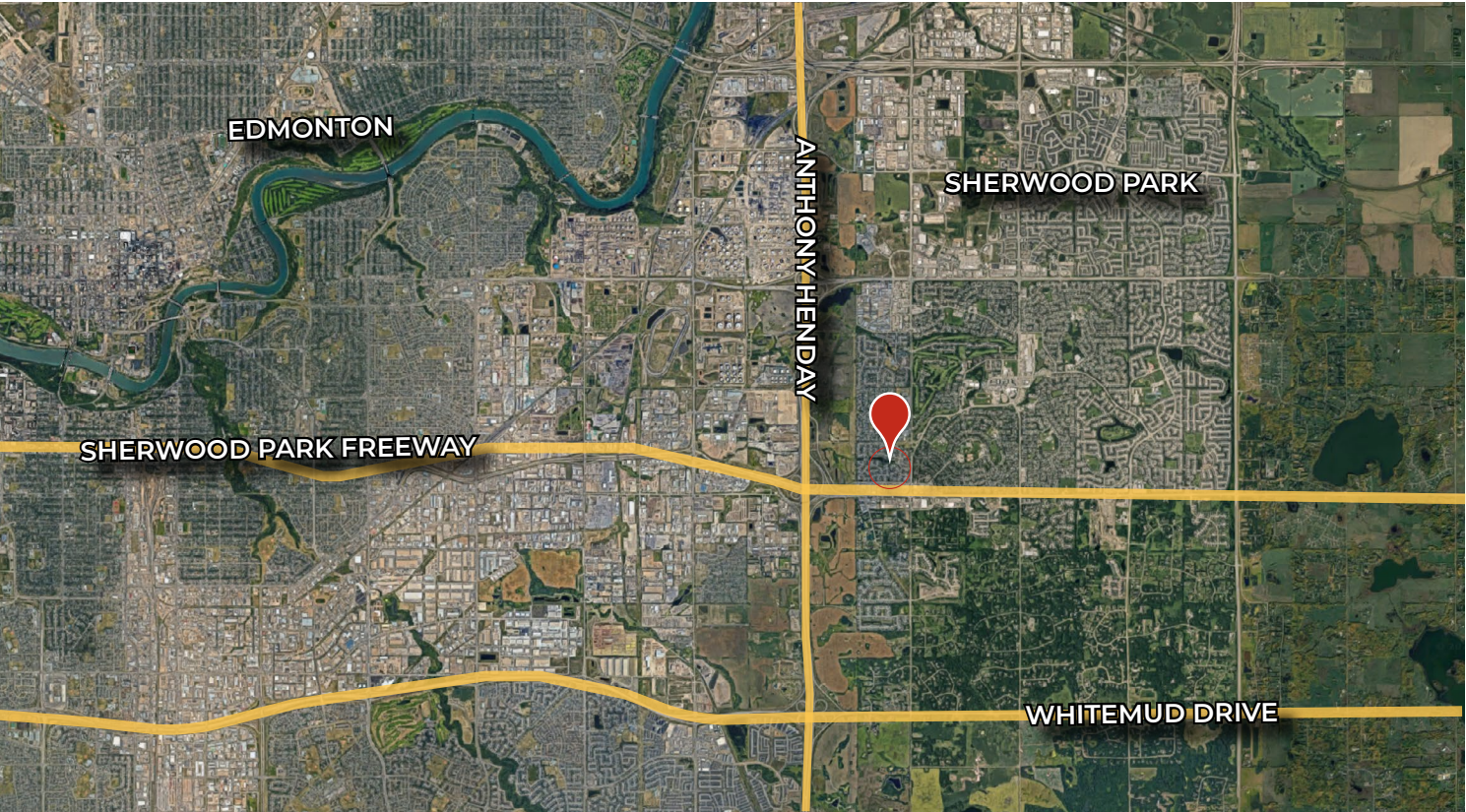
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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REGIONAL LOCATION



LOCAL MAP



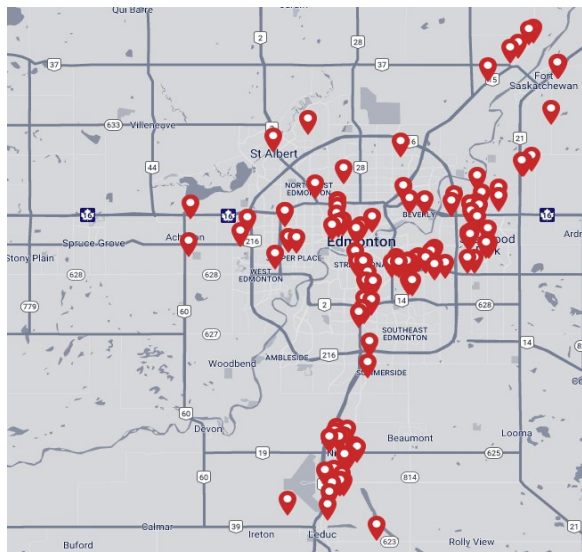


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

THOMAS BRAUN Partner/Associate, MBA - BIO



Thomas Braun, Partner/Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a “Massey-like” Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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