

# FOR SALE

## 61,994 SQ FT OFFICE/RETAIL

2134 Premier Way, Sherwood Park, AB



### HIGHLIGHTS

- 61,994 sq ft ± on 3 floors
- 20,639 sq ft ± heated underground parking (49 stalls)
- 108 surface parking stalls
- Roughed in elevator to all 4 floors
- Open shell space
- Very close to Millenium Place
- Convenient access to the Yellowhead Hwy (Hwy 16) or Anthony Henday
- Build out your own way to suit your needs

### CONTACT

#### MARCUS SCHWABE

Senior Associate

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## PROPERTY DETAILS

ADDRESS	2134 Premier Way, Sherwood Park, Alberta
LEGAL DESCRIPTION	Plan 1921689, Unit 2, and 2055 undivided one ten thousandth shares in the common property excepting therout all mines and minerals.
ZONING	DC10 "B" (Direct Control)
YEAR BUILT	2011
BUILDING SIZE	
MAIN FLOOR	18,714 sq ft ±
2ND FLOOR	21,640 sq ft ±
3RD FLOOR	21,640 sq ft ±
BASEMENT/ UNDERGROUND PARKING	20,639 sq ft ±
TOTAL ABOVE GRADE	61,994 sq ft ±
SITE COVERAGE	20%
LAND SIZE	2.38 acres ±
PARKING	108 surface stalls 49 underground stalls

## FINANCIAL INFORMATION

**SALE PRICE:** \$11,000,000.00 (\$177 per sf)

**PROPERTY TAXES:** \$104,946. 87 (2023)

### Strathcona County Mill Rate Advantage

Strathcona County: 13.24 % (2023)

City of Edmonton: 24.46% (2023)

### Additional Features

- All undeveloped space so you can design to suit your needs
- Main floor great for retail or office
- 2nd and 3rd floors perfect for office
- Great visibility
- Lots of parking (49 underground stalls and 108 surface stalls)
- 2.38 acres
- 20% site coverage



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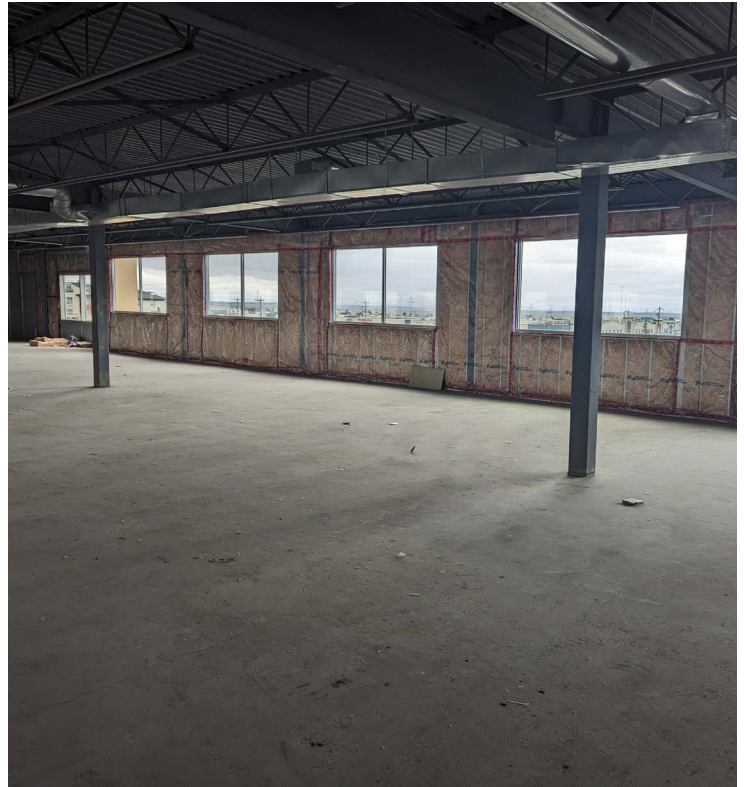
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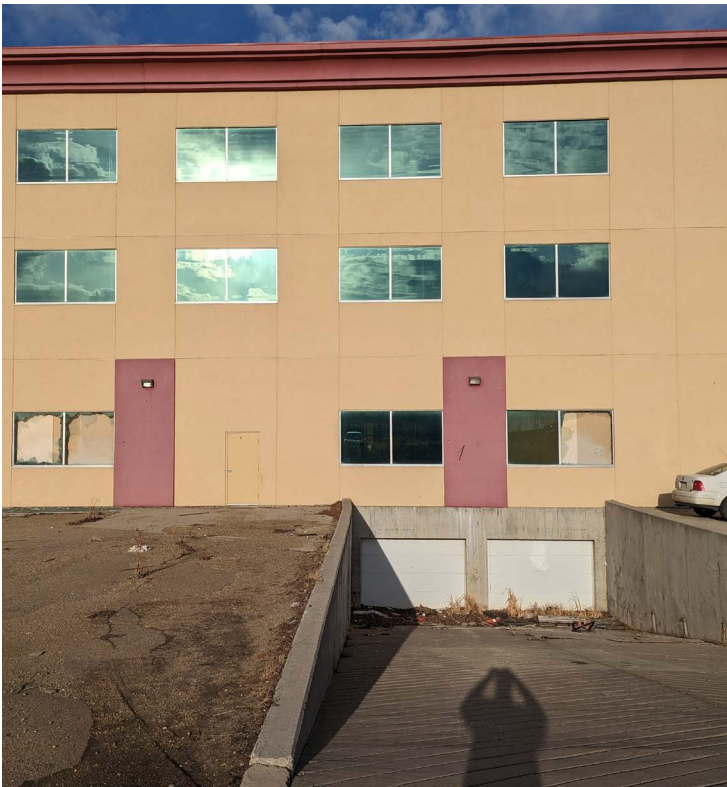
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## INTERIOR PHOTOS



## EXTERIOR PHOTOS



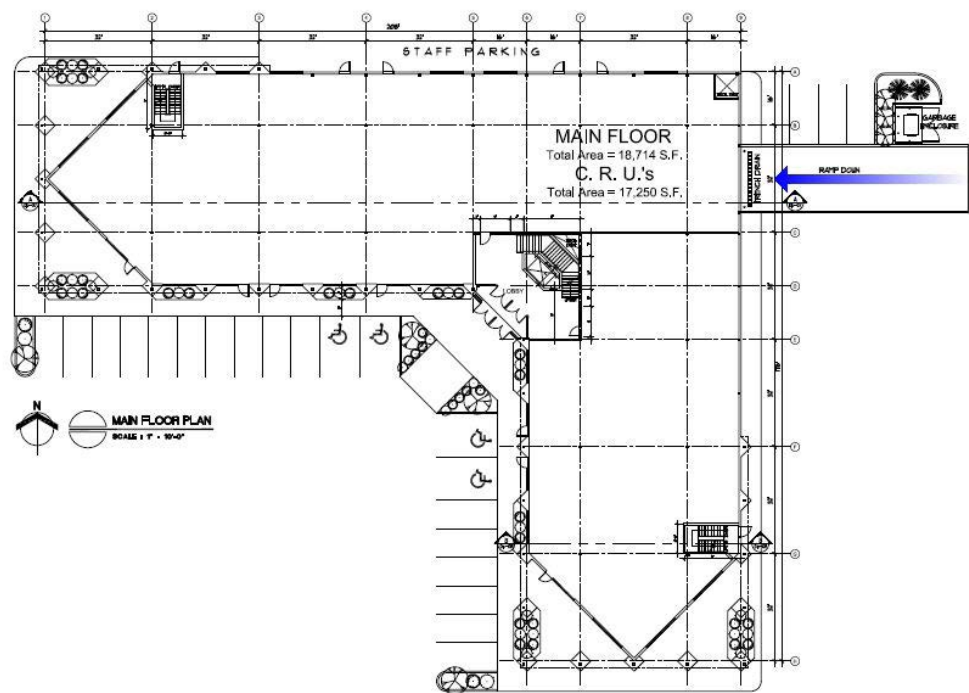
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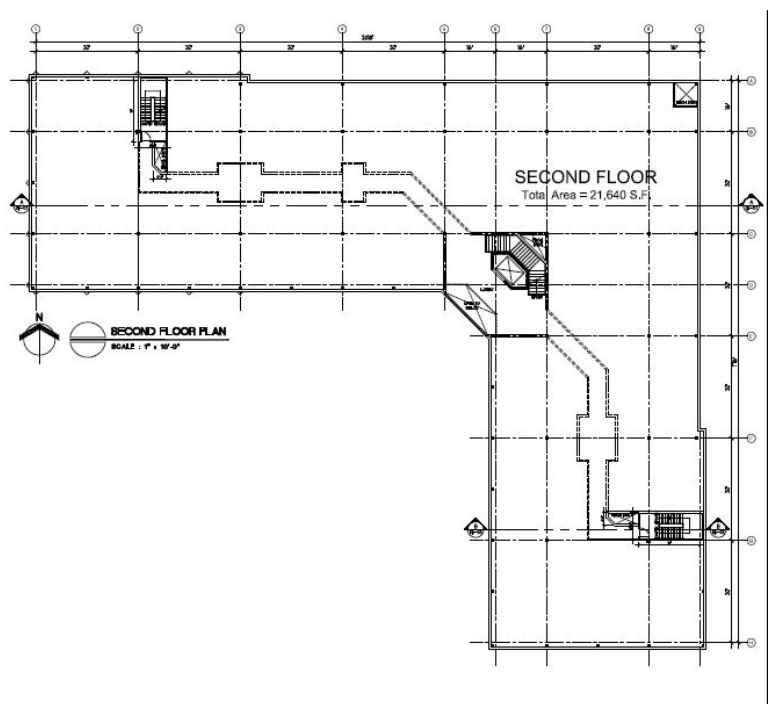
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# MAIN FLOOR PLAN



# SECOND FLOOR PLAN

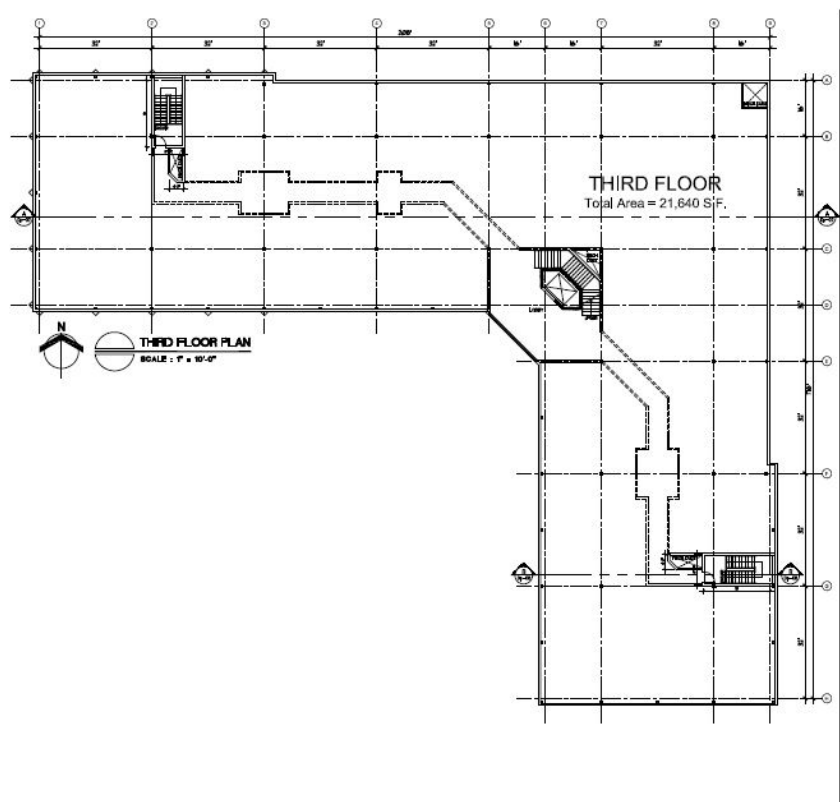


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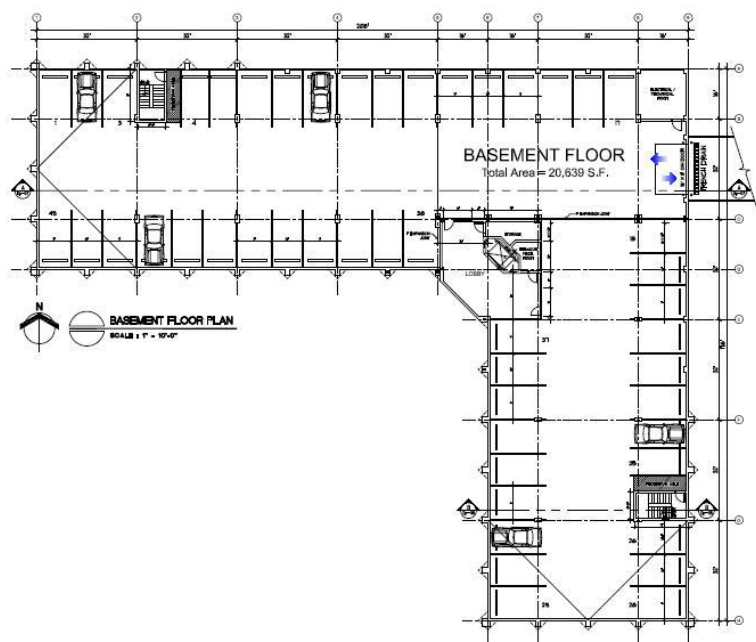
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# THIRD FLOOR PLAN



# BASEMENT / UNDERGROUND PARKADE FLOOR PLAN



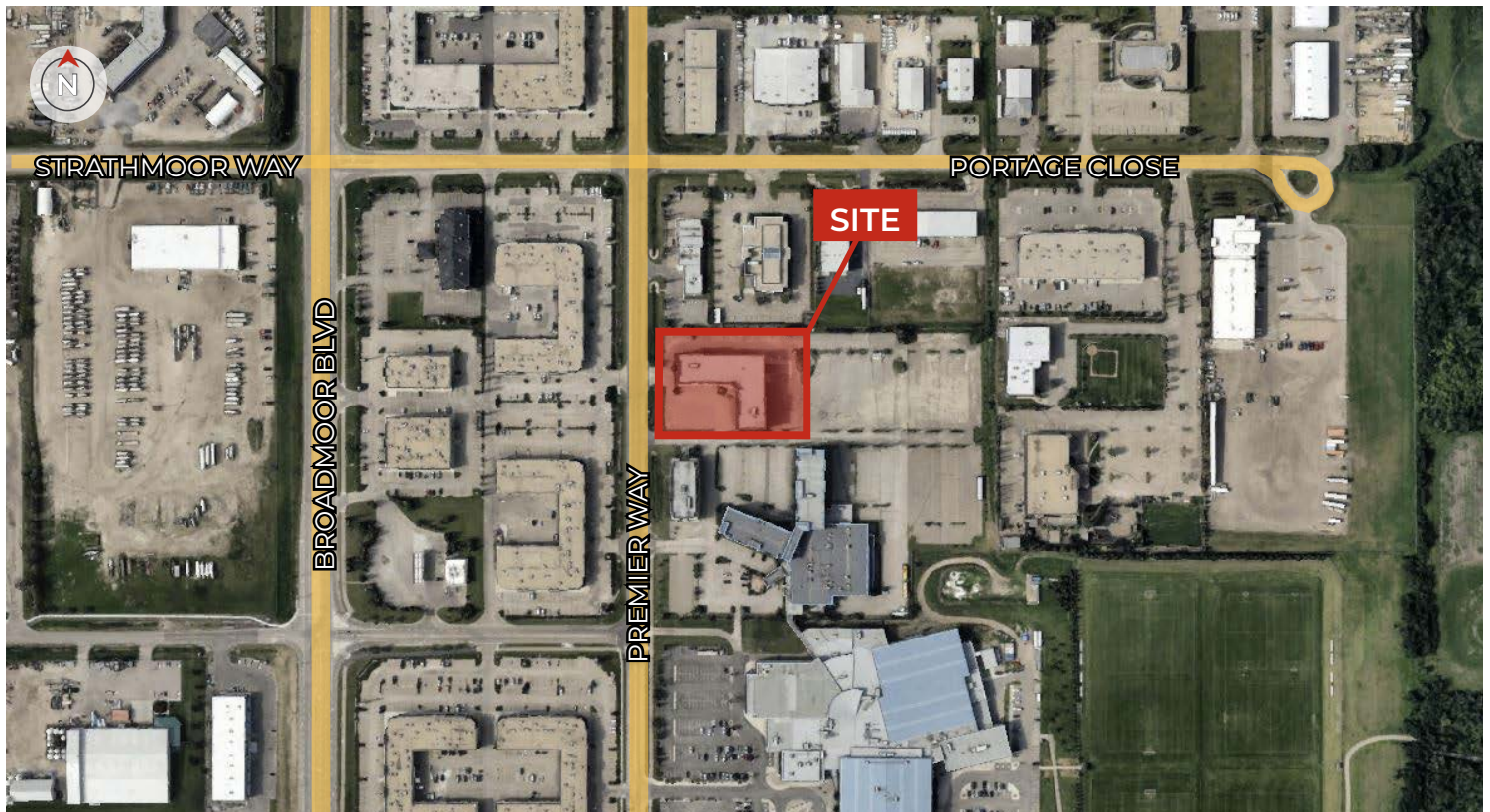
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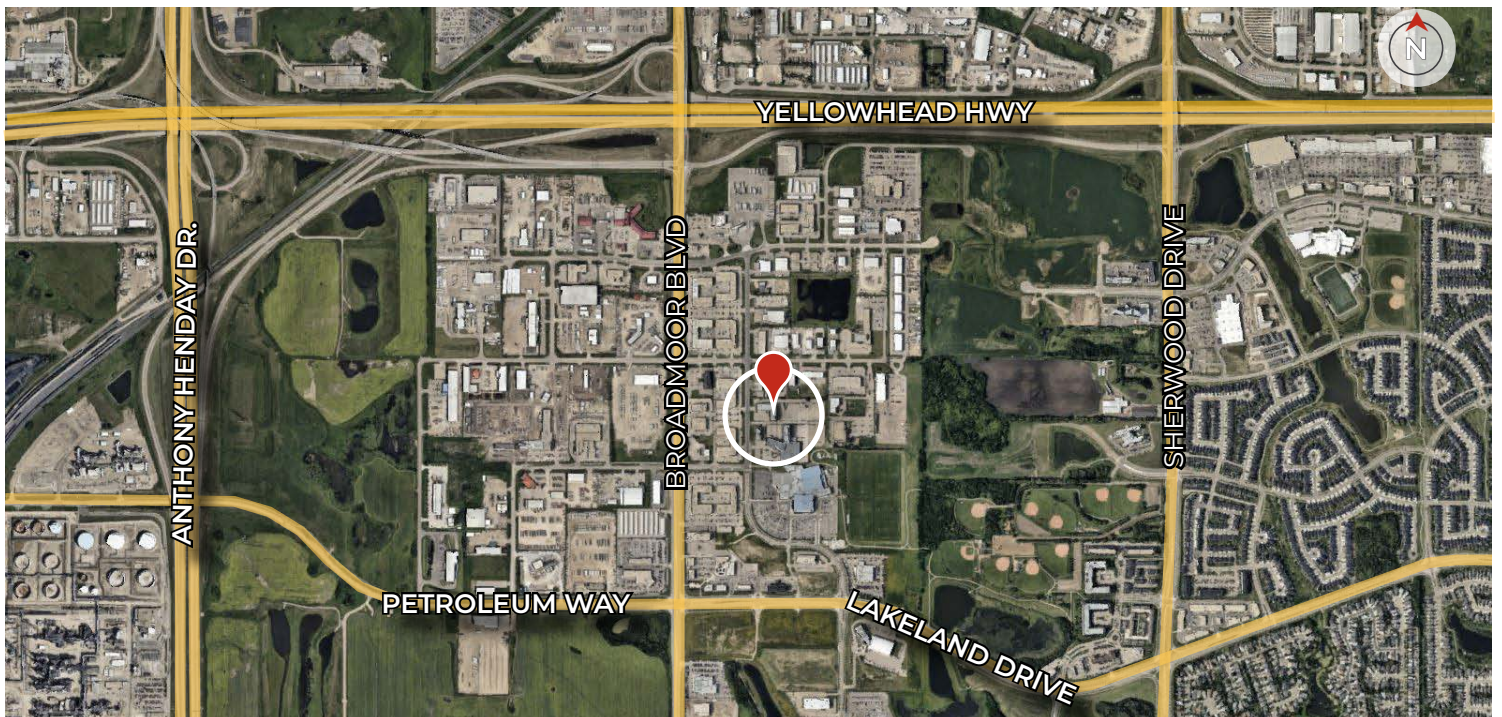
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## SITE MAP



## PROPERTY LOCATION



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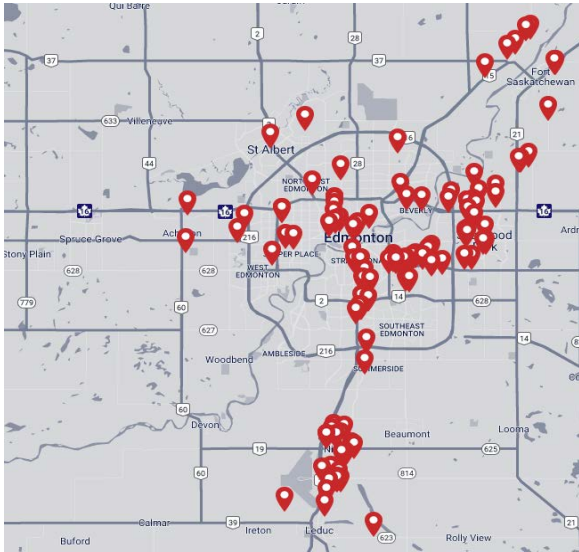
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# ABOUT ROYAL PARK REALTY



- 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

## 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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