



FOR SALE

STRATHCONA COUNTY SERVICE BUILDING

2115 91 Avenue
Strathcona County, AB

MOTIVATED VENDOR - PRICED AT \$2,500,000

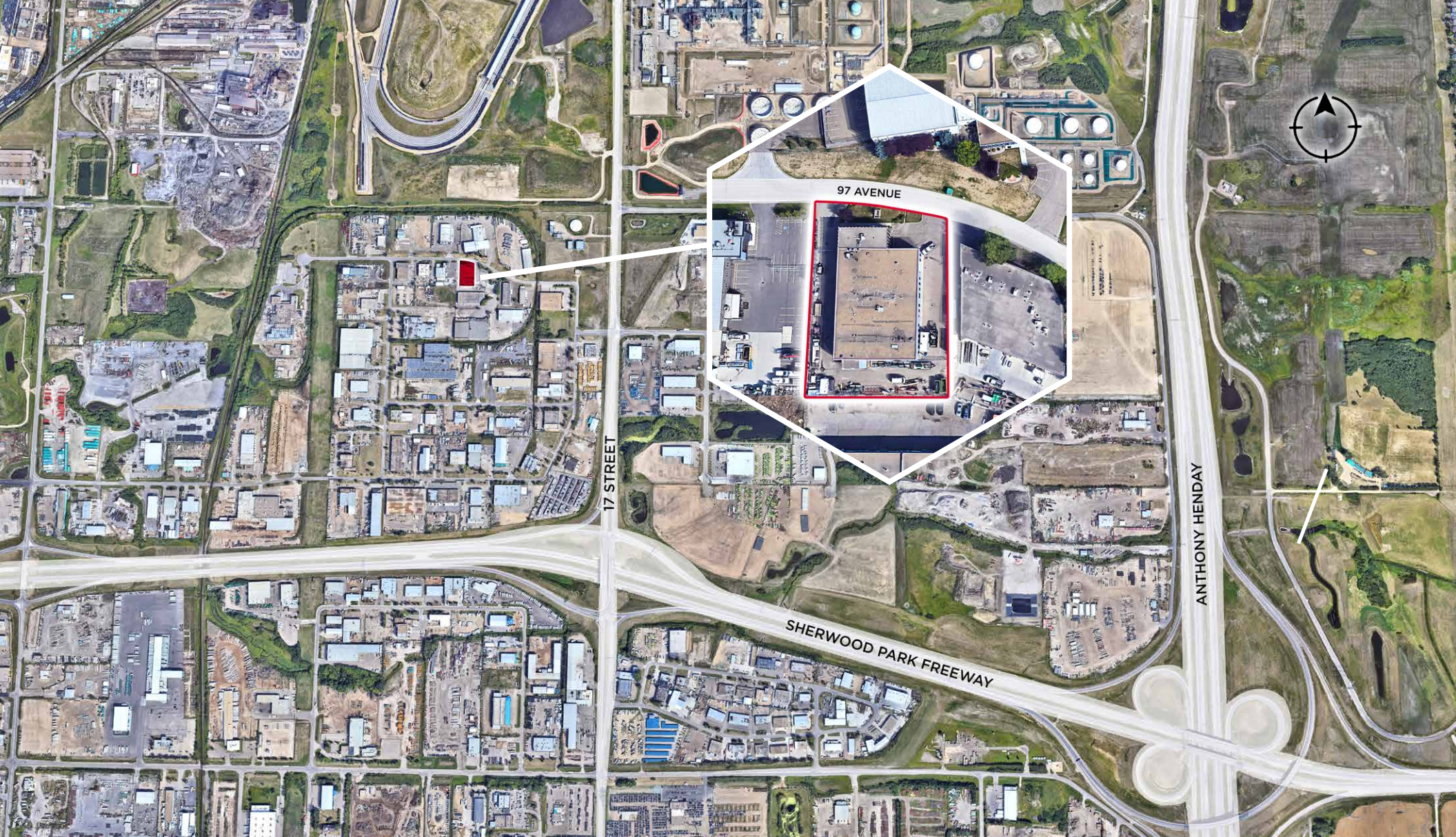
**STAND ALONE BUILDING
LOWER TAXES IN
SHERWOOD PARK
16,758 SF ON 0.90 ACRES**

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THE OPPORTUNITY

- Easy access to Sherwood Park Freeway and the Anthony Henday
- Taxes are lower in Sherwood Park
- Concrete Block Construction
- Rare stand alone building with multiple grade loading doors. (One drive through bay)

TAX DETAILS (MILL RATE)

Strathcona County

Municipal:	9.58%
Educational:	3.99%
Total:	14.43%

City of Edmonton

Municipal:	21.08%
Educational:	4.03%
Total:	25.18%

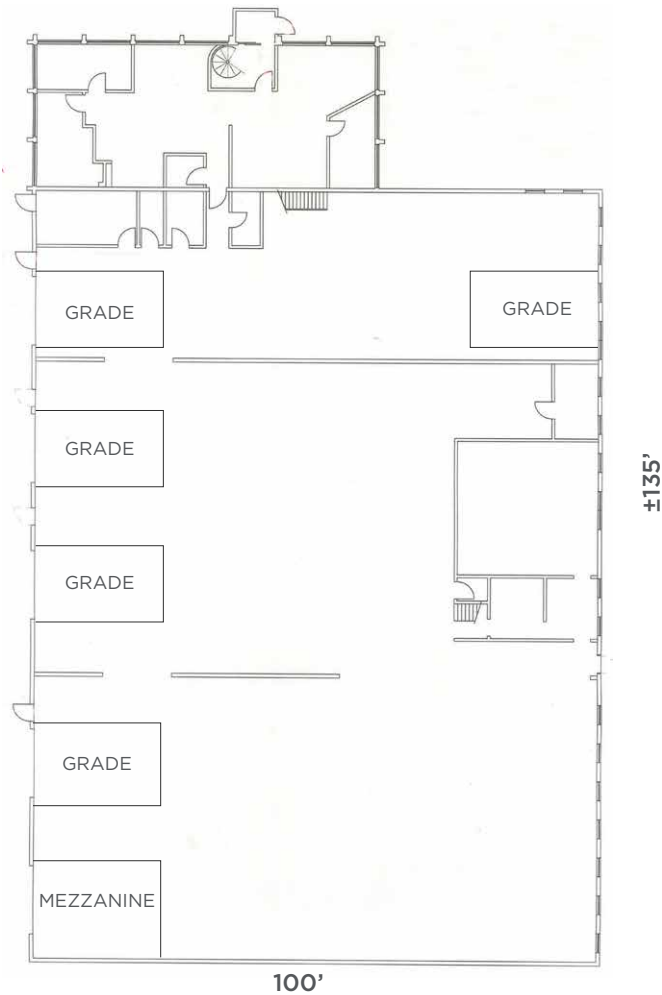
PROPERTY DETAILS

Municipal Address:	2115 91 Avenue Strathcona County, AB
Legal Description:	7721576/7/6
Zoning:	IM (Medium Industrial)
Building Type:	Concrete Block
Building Size	1,616 SF (Main Floor Office) 1,616 SF (Second Floor Office) 13,526 SF (Warehouse) <hr/> 16,758 SF (Total)
Site Size:	0.90 Acres
Loading:	(1) 14' x 14', (4) 12' x 14'
Power:	Heavy (TBC)
Ceiling Height:	+/-20' Clear
Heating:	Radiant and Forced Air
Other:	<ul style="list-style-type: none">• Sump Drains• Fenced and Asphalt yard• New LED Lights
Sale Price:	\$2,500,000
Taxes:	\$26,153.52 (2022)
Operating Costs:	TBC

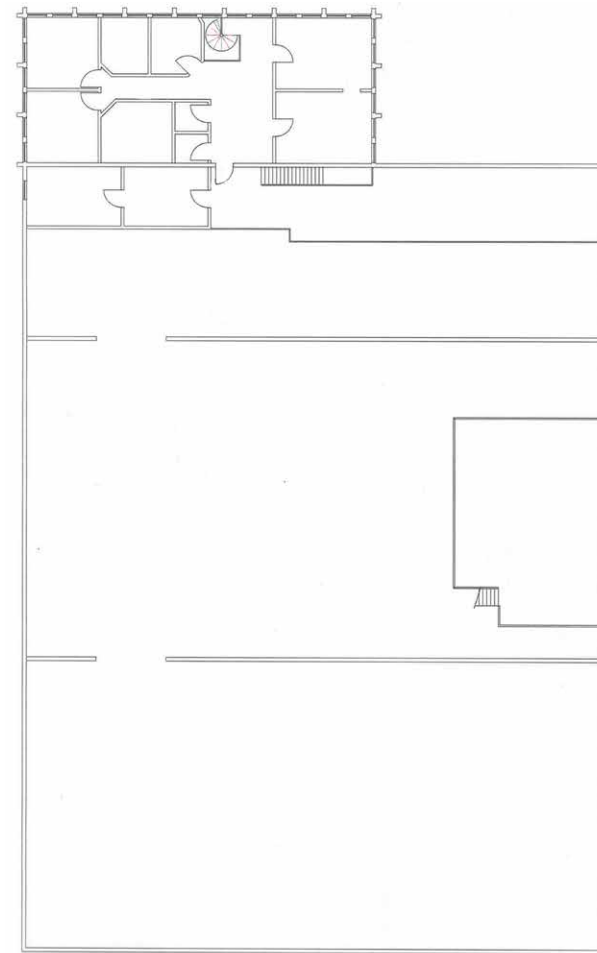
BUILDING PHOTOS



FLOOR PLANS



100'
MAIN FLOOR



SECOND FLOOR



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