



FOR SALE

# STRATHCONA COUNTY SERVICE BUILDING

2115 91 Avenue  
Strathcona County, AB

FURTHER PRICE REDUCTION TO \$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.

## 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)
	16,758 SF (Total) 4,000 SF (Additional Mezzanine)
Site Size:	0.90 Acres
Loading:	(1) 14' x 14', (4) 12' x 14'
Power:	600 AMP (TBC)
Ceiling Height:	+/-20' Clear
Heating:	Radiant and Forced Air
Other:	<ul style="list-style-type: none"><li>• Sump Drains</li><li>• Fenced and Asphalt yard</li></ul>
Sale Price:	\$2,500,000
Taxes:	\$26,153.52 (2022)

# BUILDING PHOTOS





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