

STRATHCONA COUNTY SERVICE BUILDING

2115 91 Avenue Strathcona County, AB

FOR SALE

FURTHER PRICE REDUCTION TO \$2,500,000

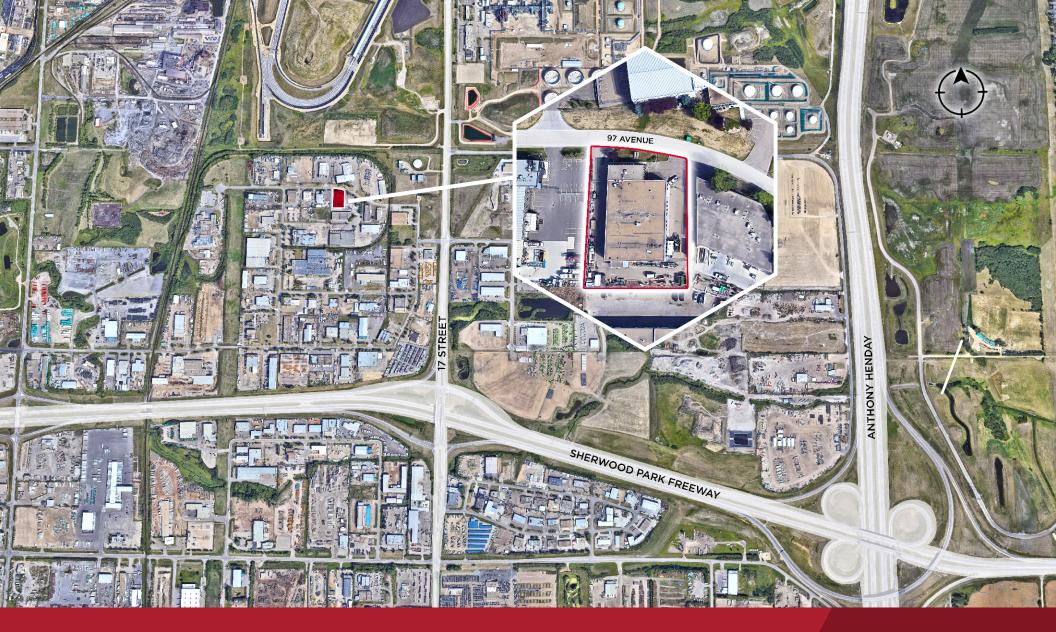
STAND ALONE BUILDING LOWER TAXES IN SHERWOOD PARK 16,758 SF ON 0.90 ACRES

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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 Co	ounty	City of Edmonton	
Municipal:	9.58%	Municipal:	21.08%
Educational:	3.99%	Educational:	4.03%
Total:	14.43%	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:	Sump DrainsFenced and Asphalt yard	
Sale Price:	\$2,500,000	
Taxes:	\$26,153.52 (2022)	

BUILDING PHOTOS









Edmonton

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