

FOR SALE

SHERWOOD INDUSTRIAL ESTATES BUILDING

**9,778 SF on 1.23 Acres
Two Tenant Industrial Property
With Potential Income**

2107 87 Avenue, Edmonton, AB

Cushman & Wakefield Edmonton

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Chris Sieben

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Kennedy Munro

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PROPERTY HIGHLIGHTS

- Grade loading with fenced yard
 - In-floor radiant heat
 - Located in Sherwood Industrial Estates
- Excellent access to Sherwood Park Freeway, 17 Street, and 34 Avenue
- Property is located in Strathcona County with the benefit of lower property taxes
- Unit A leased until August 31, 2023, potential to extend
- Unit B to be vacant upon sale
- Easily converted to single user property

17 STREET

SHERWOOD PARK FREEWAY

ANTHONY HENDAY DRIVE



PROPERTY DETAILS

MUNICIPAL ADDRESS

2107 87 Avenue, Edmonton, AB
(County of Strathcona)

LEGAL DESCRIPTION

Plan 4452TR, Block 2, Lot 12

ZONING

IM (Medium Industrial)

AVAILABILITY

Unit A: 4,113 SF

Unit B: 5,665 SF

Total: 9,778 SF

SITE SIZE

1.23 Acres

CEILING HEIGHT

16' Clear in Warehouse

POWER

600 Volt Main, 225 KVA
Transformer on Site (TBC)

HEATING

In-Floor Radiant in
Warehouse

Rooftop HVAC
in Office

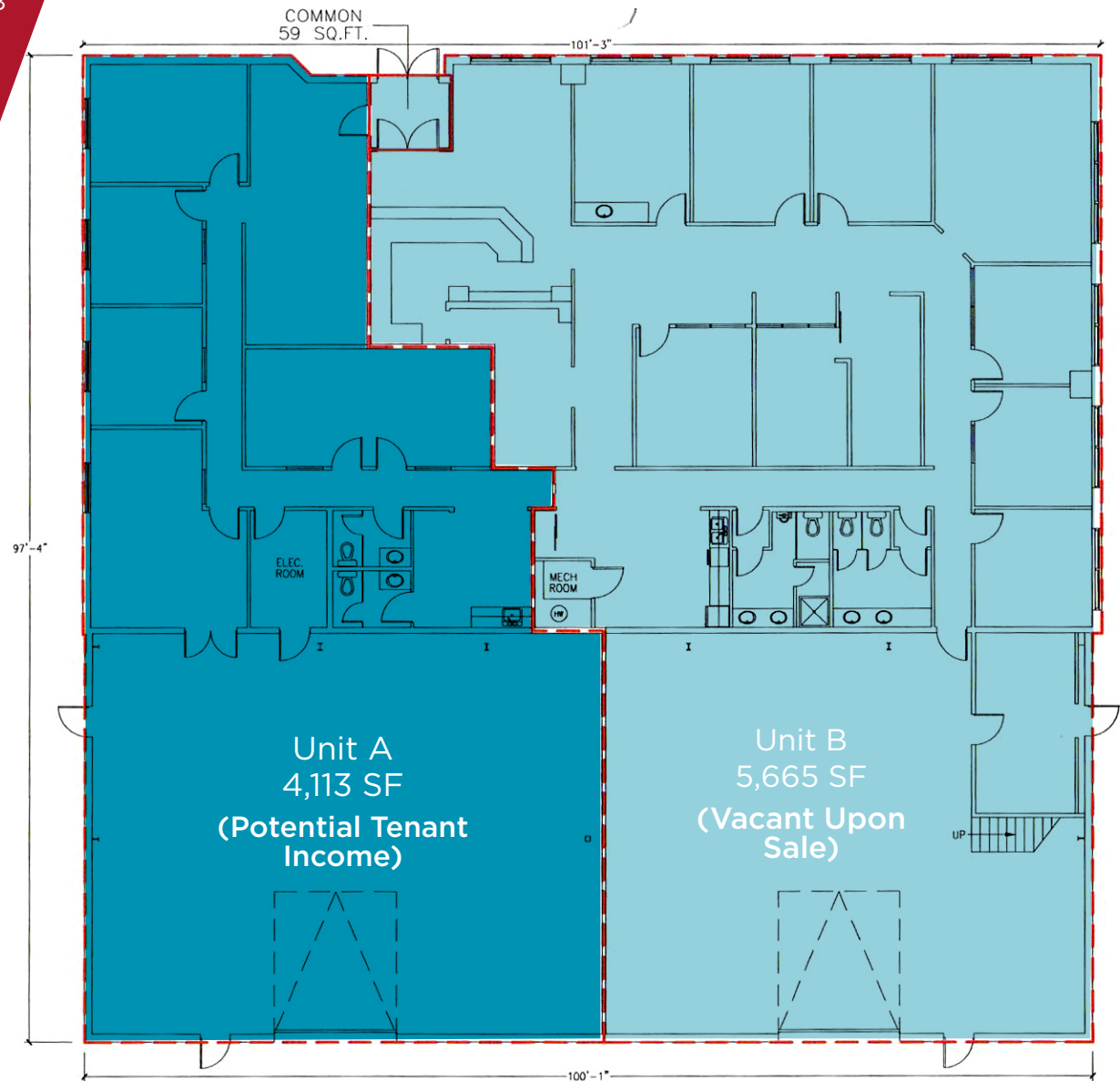
SALE PRICE

\$2,575,000

TAXES

\$23,962 (2022)

FLOOR PLAN





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