



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

SHERWOOD PARK CONDO WITH YARD

#200, 280 Portage Close,
Sherwood Park, AB

OPTIONAL 2,400 SF YARD FOR LEASE

CORNER UNIT

3,180 SF WAREHOUSE CONDO WITH YARD

PROPERTY HIGHLIGHTS

- Quick access to Yellowhead (HWY 16) & Anthony Henday (HWY 216).
- Nicely appointed office space, corner unit provides ample natural light and parking.
- High ceiling heights for extra storage and access.
- Large marshalling area behind the bay for loading.
- Close to amenities including coffee, restaurant and fitness.
- Take advantage of lower property taxes in Sherwood Park.

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PROPERTY DETAILS

Municipal Address: #200, 280 Portage Close,
Sherwood Park, AB

Legal Description: 10/1324979

Zoning: IM (Medium Industrial)

Year Built: 2014

Building Size: ± 650 SF (Main Floor)
± 650 SF (130 SF Open Mezzanine)
± 1,750 SF (Warehouse)
± 3,180 SF (Total)

Loading Doors: (1) Grade 12' x14'

Lighting: T5

Heating: Radiant Heat (Warehouse)

Sumps: (1) 2 Stage Sump

Clear Height: 22' Clear (30' at Peak)

Sale Price: \$769,500

Taxes: \$9,285 (2022)

Availability: Immediately

Condo Fees: \$527.92/month

Yard: Optional 30' x 80' (2,400 SF) Yard
Available at \$900/Month Plus GST

Additional: Metal Cladding on Warehouse Walls

AERIAL



PROPERTY PHOTOS





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