

## 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
- Take advantage of lower property taxes in Sherwood Park.

#### **Chris Van Den Biggelaar** Associate Partner

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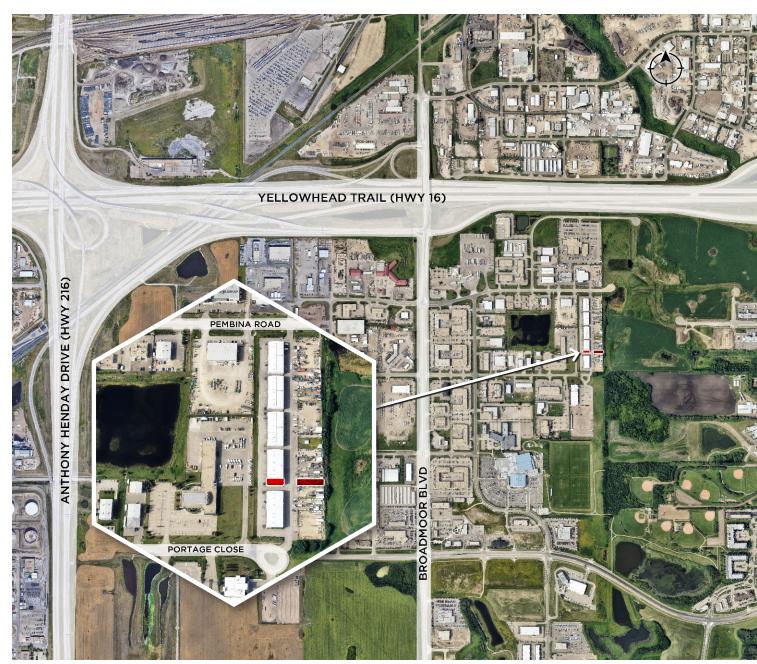
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## **PROPERTY DETAILS**

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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