



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

SHERWOOD PARK CONDO WITH YARD

#220, 280 Portage Close,
Sherwood Park, AB

OPTIONAL 2,400 SF YARD FOR LEASE

AVAILABLE MARCH 1, 2024

3,180 SF CONDO WITH YARD

PROPERTY HIGHLIGHTS

- Quick access to Yellowhead (HWY 16) & Anthony Henday (HWY 216).
- Nicely appointed office space.
- 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.
Edmonton property taxes: 24.00%
Sherwood Park property taxes: 13.87%

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Partner

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PROPERTY DETAILS

Municipal Address:	#220, 280 Portage Close, Sherwood Park, AB	Sumps:	One Floor Drain
Legal Description:	12/1324979	Clear Height:	22' Clear (30' at Peak)
Zoning:	IM (Medium Industrial)	Sale Price:	\$640,000
Year Built:	2014	Taxes:	\$726.36
Building Size:	± 914 SF (Main Floor Office) ± 914 SF (Second Floor Office) ± 1,352 SF (Warehouse) ± 3,180 SF (Total)	Availability:	March 1, 2024
Loading Grade:	One Grade 12' x14'	Condo Fees:	\$344.20
Lighting:	T5	Yard:	Optional 30' x 80' (2,400 SF) Yard Available at \$558.60/ month plus GST (TBC)
Heating:	Radiant Heat (Warehouse)	Additional:	Air Conditioned Offices

AERIAL



PROPERTY PHOTOS





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