

3,180 SF SHELL SPACE CONDO

PROPERTY HIGHLIGHTS

- Quick access to Yellowhead (HWY 16) & Anthony Henday (HWY 216).
- Opportunity to build out space to requirement or this unit is a great storage 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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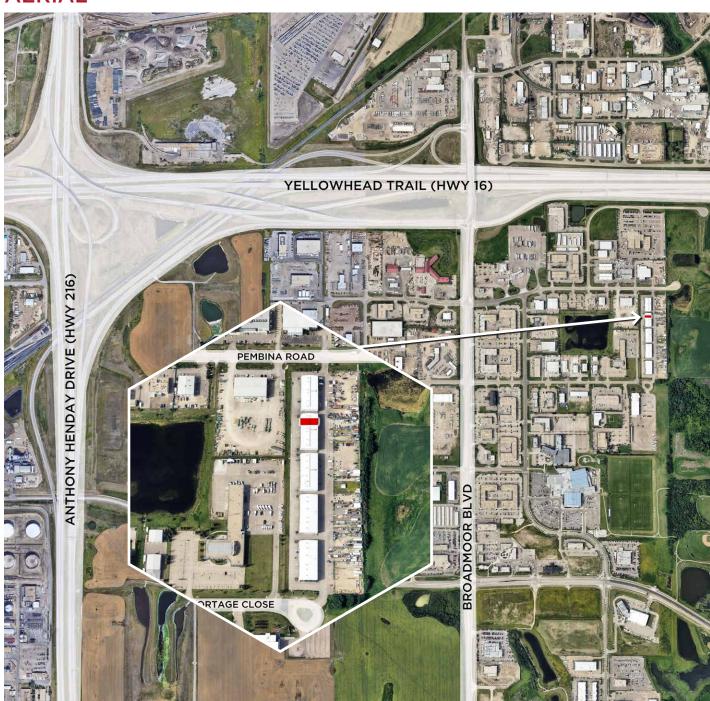
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PROPERTY DETAILS

| Municipal Address: | #440, 280 Portage Close, | Lighting: |
|--------------------|--------------------------|-------------|
| | Sherwood Park AB | Heating: |
| Legal Description: | 27/1424552 | Clear Heig |
| Zoning: | IM (Medium Industrial) | |
| Year Built: | 2014 | Sale Price |
| Building Size: | ±914 SF (Mezzanine) | Taxes: |
| | ±2,266 SF (Warehouse) | Availabilit |
| | ±3,180 SF (Total) | Condo Fe |
| Loading Doors: | One Grade 12' x14' | Additiona |

| Lighting: | T5 | |
|---------------|-----------------------------|--|
| Heating: | Radiant Heat (Warehouse) | |
| Clear Height: | 22' Clear (30' at Peak) | |
| Sale Price: | \$575,000 | |
| Taxes: | \$648.42 (2023) | |
| Availability: | Immediately | |
| Condo Fees: | \$343.14 (2023) | |
| Additional: | Air Conditioning Roughed In | |

AERIAL







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