



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

SHERWOOD PARK CONDO

#440, 280 Portage Close,
Sherwood Park, AB



AVAILABLE IMMEDIATELY

±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: 26.46% (2024)
Sherwood Park property taxes: 14.24% (2024)

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PROPERTY DETAILS

Municipal Address: #440, 280 Portage Close, Sherwood Park AB

Legal Description: 27/1424552

Zoning: IM (Medium Industrial)

Year Built: 2014

Building Size: ±914 SF (Mezzanine)
±2,266 SF (Warehouse)
±3,180 SF (Total)

Loading Door: One Grade 12' x14'

Lighting: T5

Heating: Radiant Heat (Warehouse)

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

Sale Price: \$575,000

Taxes: \$8,216.82 (2024)

Availability: Immediately

Condo Fees: \$343.14 (2023)

Additional: Air Conditioning Roughed In

AERIAL





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