

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%

Doug Greschuk

Partner 780 722 4344 doug.greschuk@cwedm.com chris.biggelaar@cwedm.com

Chris Van Den Biggelaar Associate Partner 780 701 3287

CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1

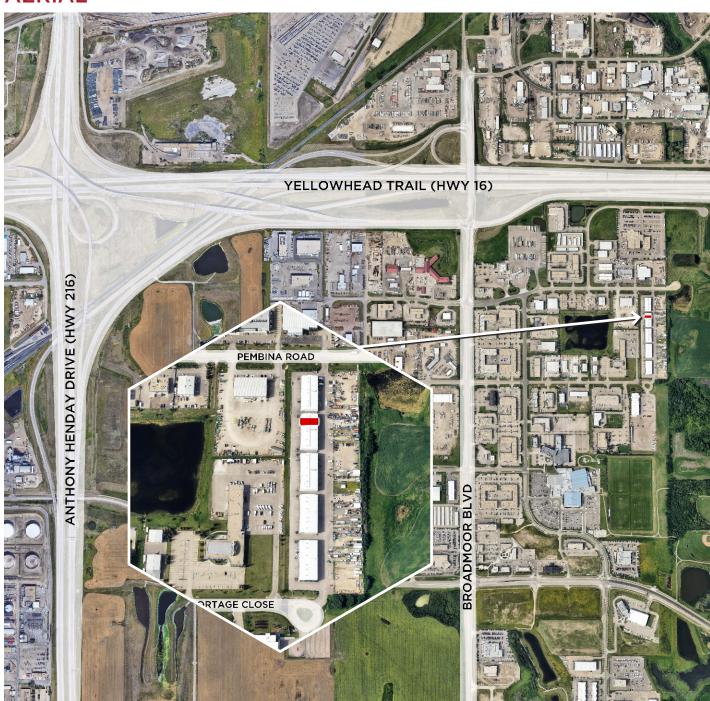
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PROPERTY DETAILS

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 Doors:	One Grade 12' x14'

Lighting:	T5
Heating:	Radiant Heat (Warehouse)
Clear Height:	22' Clear (30' at Peak)
Sale Price:	\$575,000
Taxes:	\$648.42
Availability:	March 1, 2024
Condo Fees:	\$343.14
Additional:	Air Conditioning Roughed In

AERIAL







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