



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

SHERWOOD PARK CONDO

#440, 280 Portage Close,
Sherwood Park, AB



AVAILABLE MARCH 1, 2024

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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PROPERTY DETAILS

Municipal Address:	#440, 280 Portage Close, Sherwood Park AB	Lighting:	T5
Legal Description:	27/1424552	Heating:	Radiant Heat (Warehouse)
Zoning:	IM (Medium Industrial)	Clear Height:	22' Clear (30' at Peak)
Year Built:	2014	Sale Price:	\$575,000
Building Size:	±914 SF (Mezzanine) ±2,266 SF (Warehouse) ±3,180 SF (Total)	Taxes:	\$648.42
Loading Doors:	One Grade 12' x14'	Availability:	March 1, 2024
		Condo Fees:	\$343.14
		Additional:	Air Conditioning Roughed In

AERIAL





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