

# FOR SALE SHERWOOD PARK INDUSTRIAL CONDO

#5, 200 Portage Close Sherwood Park, AB

#### **PRICE REDUCED**

# 3,250 SF INDUSTRIAL CONDO **PROPERTY HIGHLIGHTS**

- Single unit industrial condo comprising of 3,250 SF
- Ample private yard behind Unit
- In-Floor heating with brand new boiler system
- Excellent access to Highway 16, Highway 21, and Anthony Henday Drive
- Located in Sherwood Park Business Park

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#### **PROPERTY DETAILS**

Municipal Address:	Unit 5, 200 Portage Close, Sherwood Park, AB
Zoning:	IM - Medium Industrial
Building Type:	Condo bay
Available Size:	1,150 SF (Office) 2,100 SF (Warehouse)
	3,250 SF (Total)
Loading:	(1) Grade 16' x 16'

Power:	3 Phase, 75 kw (TBC)
Ceiling:	21'
Lighting:	T5 High Efficiency
Heating:	In-floor
Availability:	Immediate

# SALE PRICE \$660,000

### AERIAL



# **PROPERTY PHOTOS**





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