

FOR SALE

SHERWOOD PARK INDUSTRIAL CONDO

#5, 200 Portage Close
Sherwood Park, AB

PRICE REDUCED

STRONG RESERVE FUND - LOW CONDO FEES

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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**CUSHMAN & WAKEFIELD
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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

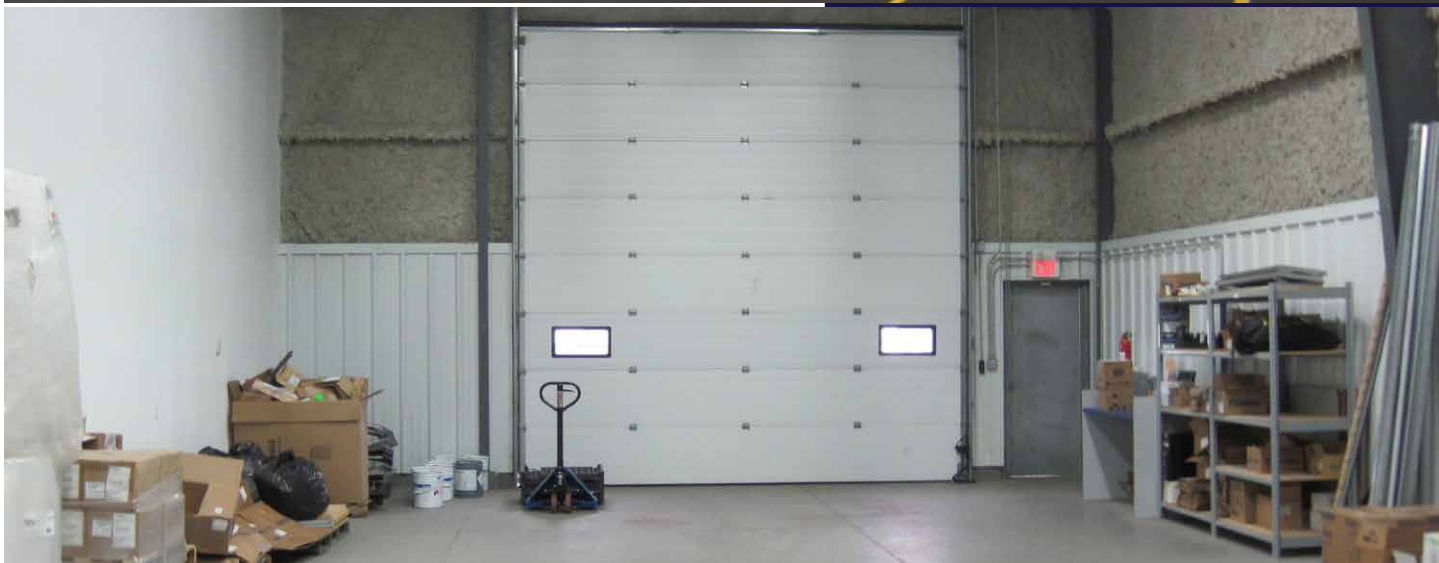
Condo Fees: \$300/month

SALE PRICE \$660,000

AERIAL



EXTERIOR YARD WITH ADDITIONAL PARKING





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