

GORDIAN PROFESSIONAL BUILDING

103 Portage Close, Sherwood Park, AB

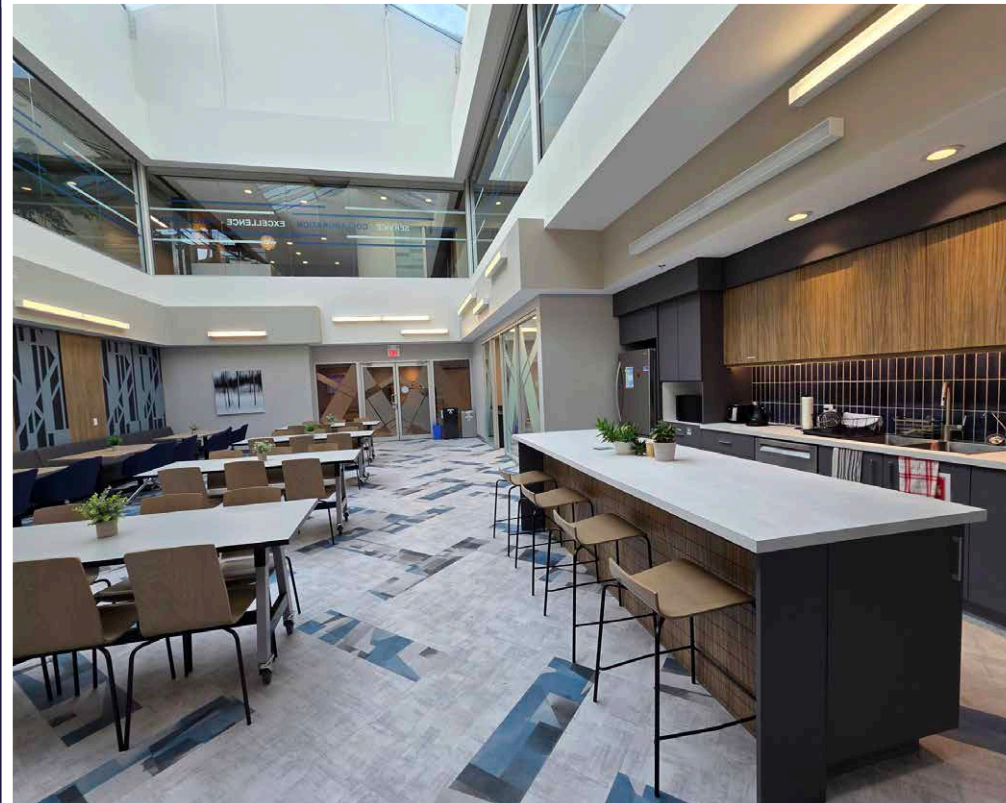
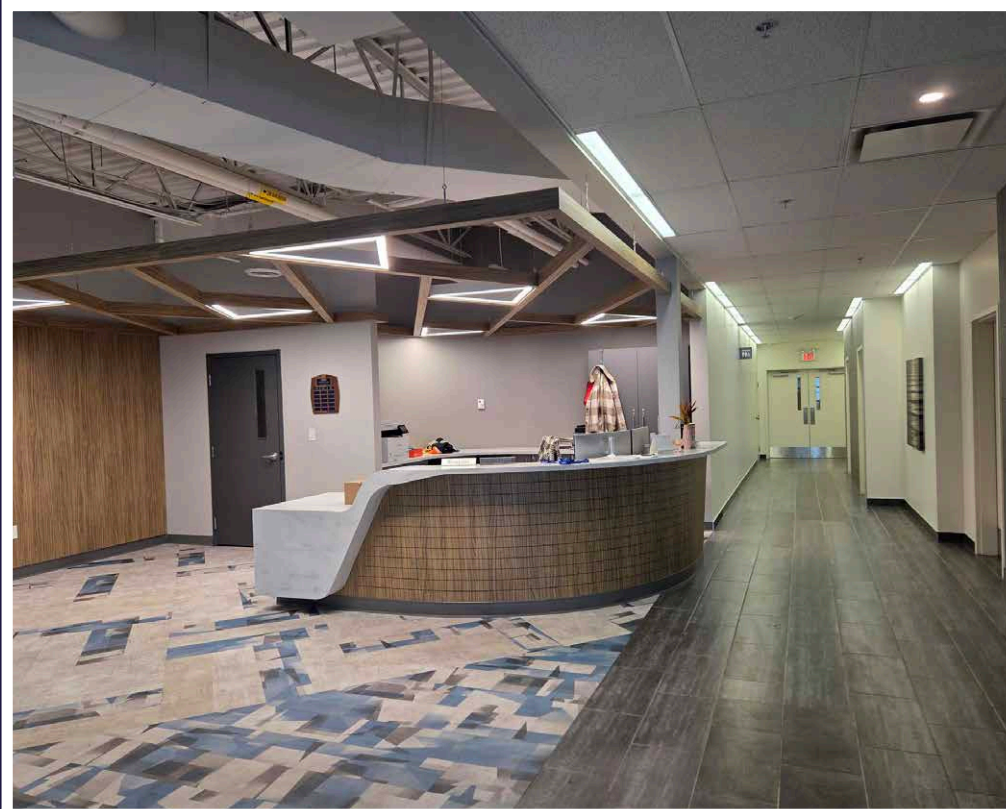


WELL DEVELOPED 2-STOREY PROFESSIONAL OFFICE BUILDING FOR SALE/LEASE

PROPERTY HIGHLIGHTS

MODERN BUILDING FOR SALE WITH 7,500 - 33,541 SF

- Well appointed two-storey office building in a prime location within Sherwood Park's northwest industrial area
- Main floor is fully built-out with a modern, professional layout including closed offices, open work area, large, welcoming first floor reception area as well as a second floor reception area, first aid station, open kitchen bistro, conference rooms, storage room and washrooms
- Location offers quick and convenient access throughout Sherwood Park and into Edmonton via Broadmoor Boulevard, Yellowhead Trail, Anthony Henday and Baseline Road
- Numerous local amenities including restaurants, coffee shops, retail stores and Sherwood Park's Millennium Place which offers an aquatic centre, indoor track & gymnasium, skating rink and more
- Building is fibre optic connected
- Excellent parking for staff and clients
- Elevator accessible



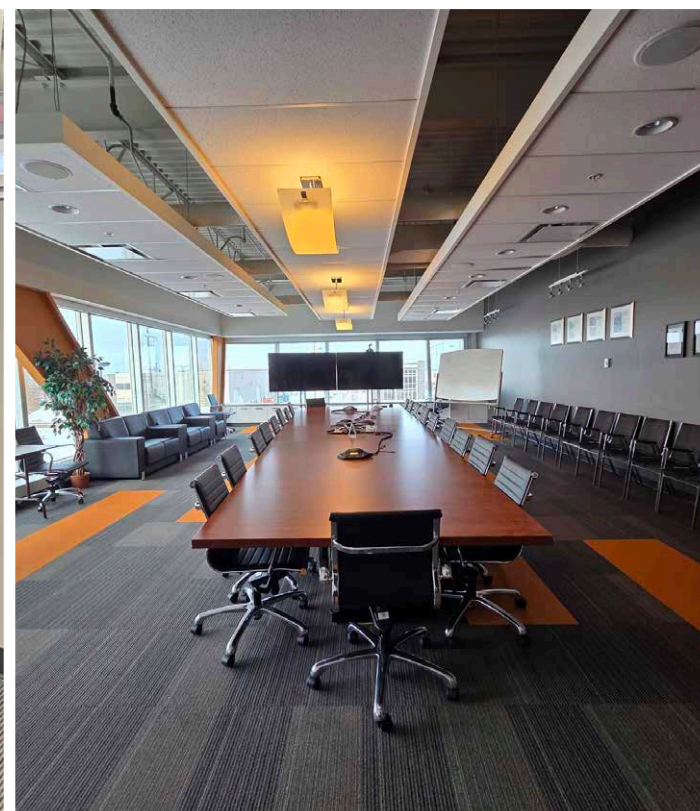
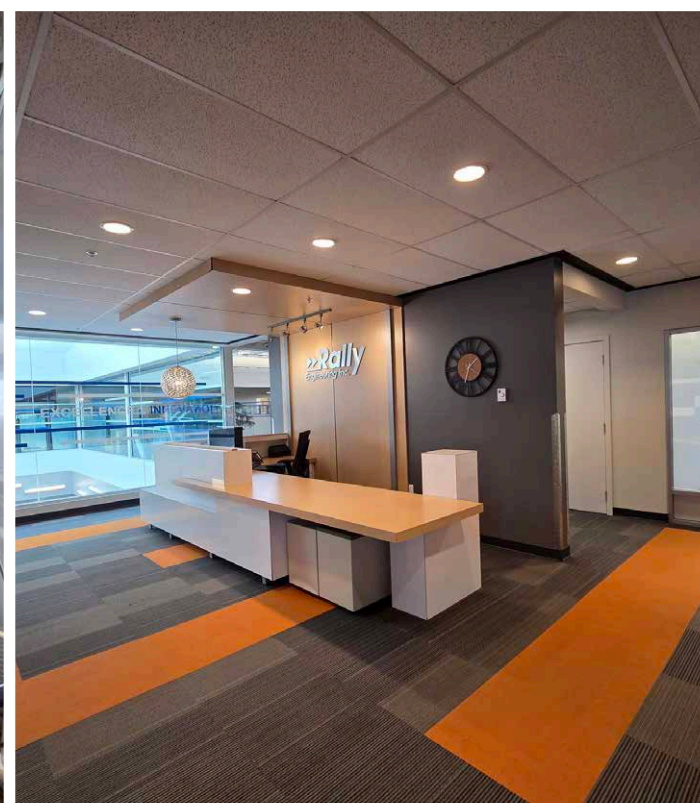
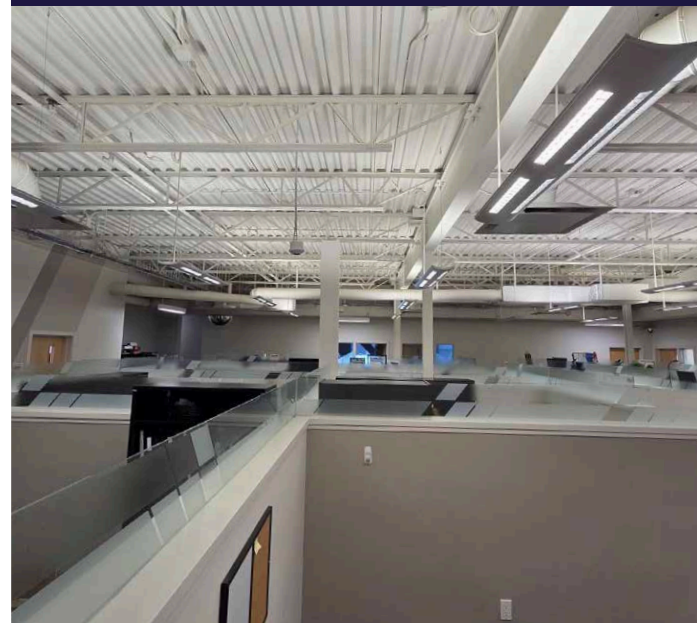
PROPERTY DETAILS

MUNICIPAL ADDRESS:	103 Portage Close, Sherwood Park, AB
LEGAL DESCRIPTION:	Plan 0325985, Block 242, Lot 6
ZONING:	Light Industrial (ILT)
BUILDING SIZE:	33,541 SF
BUILT:	2011
SITE SIZE:	2.11 Acres
AREAS AVAILABLE:	First Floor: 17,180 SF Second Floor: 16,361 SF Total: 33,541 SF
LEASE TERM:	5-10 Years
BASE RATE:	\$22.00 per SF per annum
OPERATING COSTS:	\$12.28 per SF per annum plus in-suite janitorial
POSSESSION DATE:	Immediate
FIXTURING PERIOD:	Negotiable
TI ALLOWANCE:	Negotiable
PROPERTY TAXES (2025):	\$107,288.75

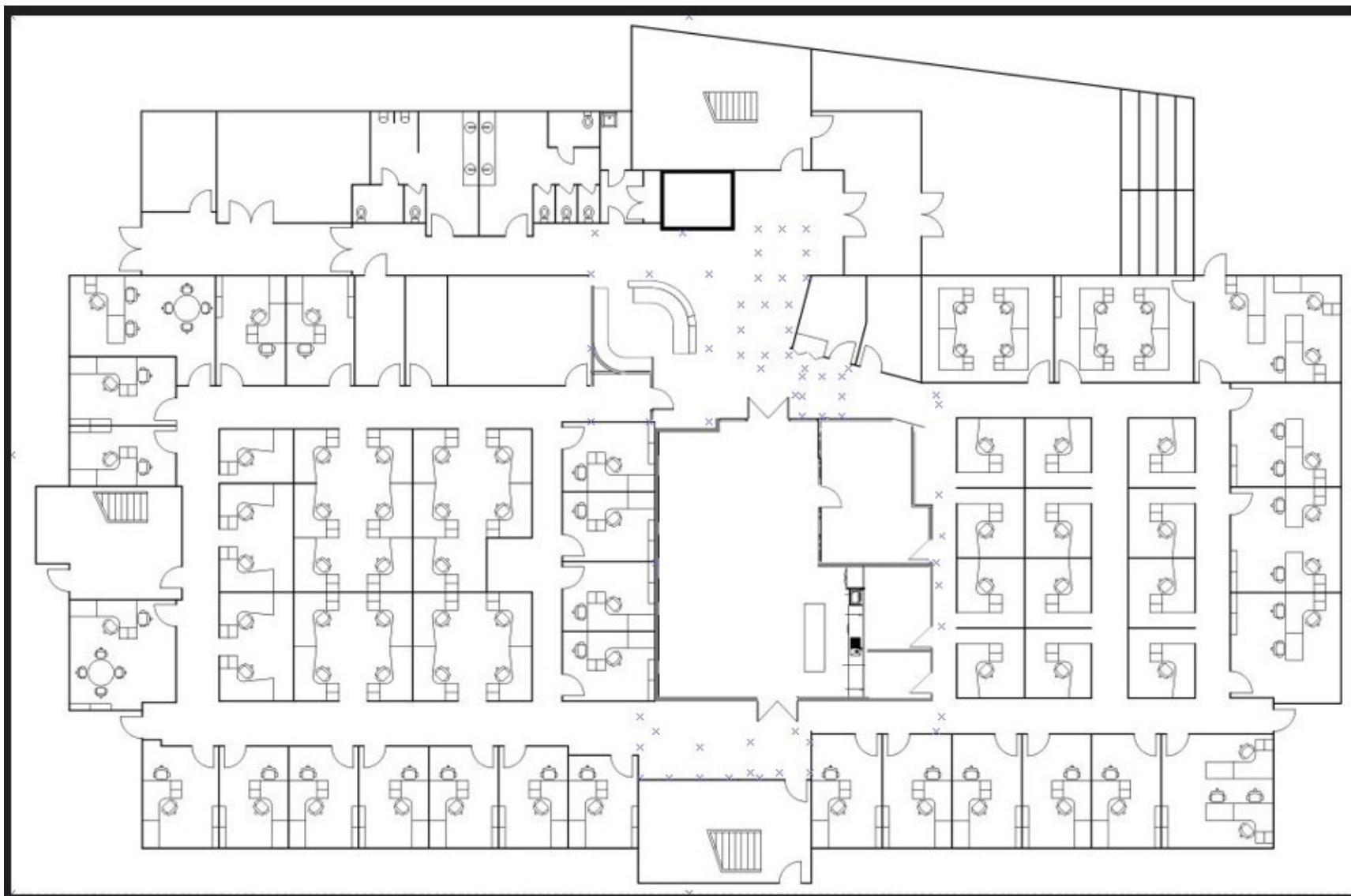
PARKING:	3.11 surface stalls per 1,000 SF
BUILDING SIGNAGE:	Available at no additional charge and subject to Landlord's approval
SALE PRICE:	\$9,850,000



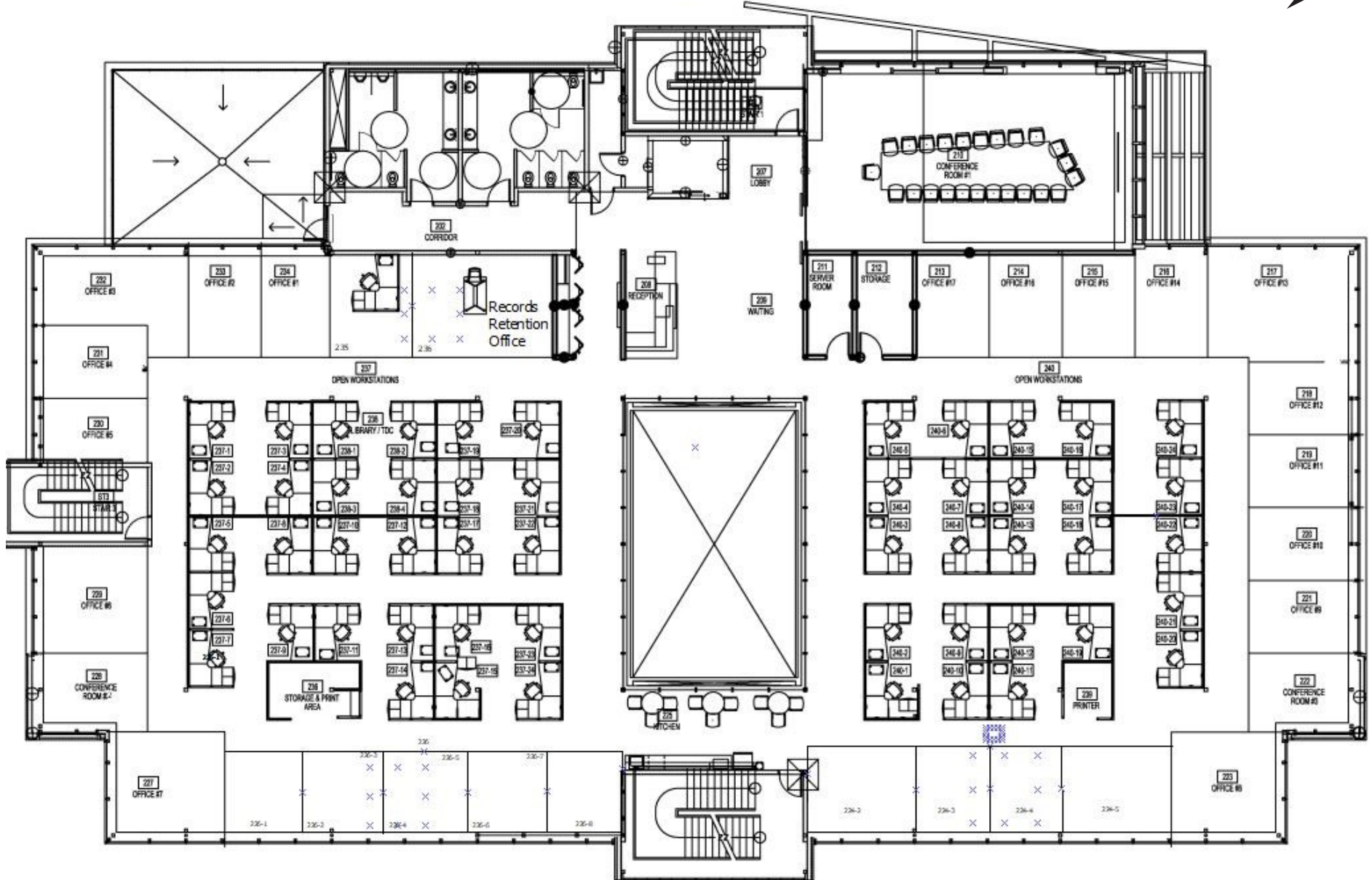
PROPERTY PHOTOS



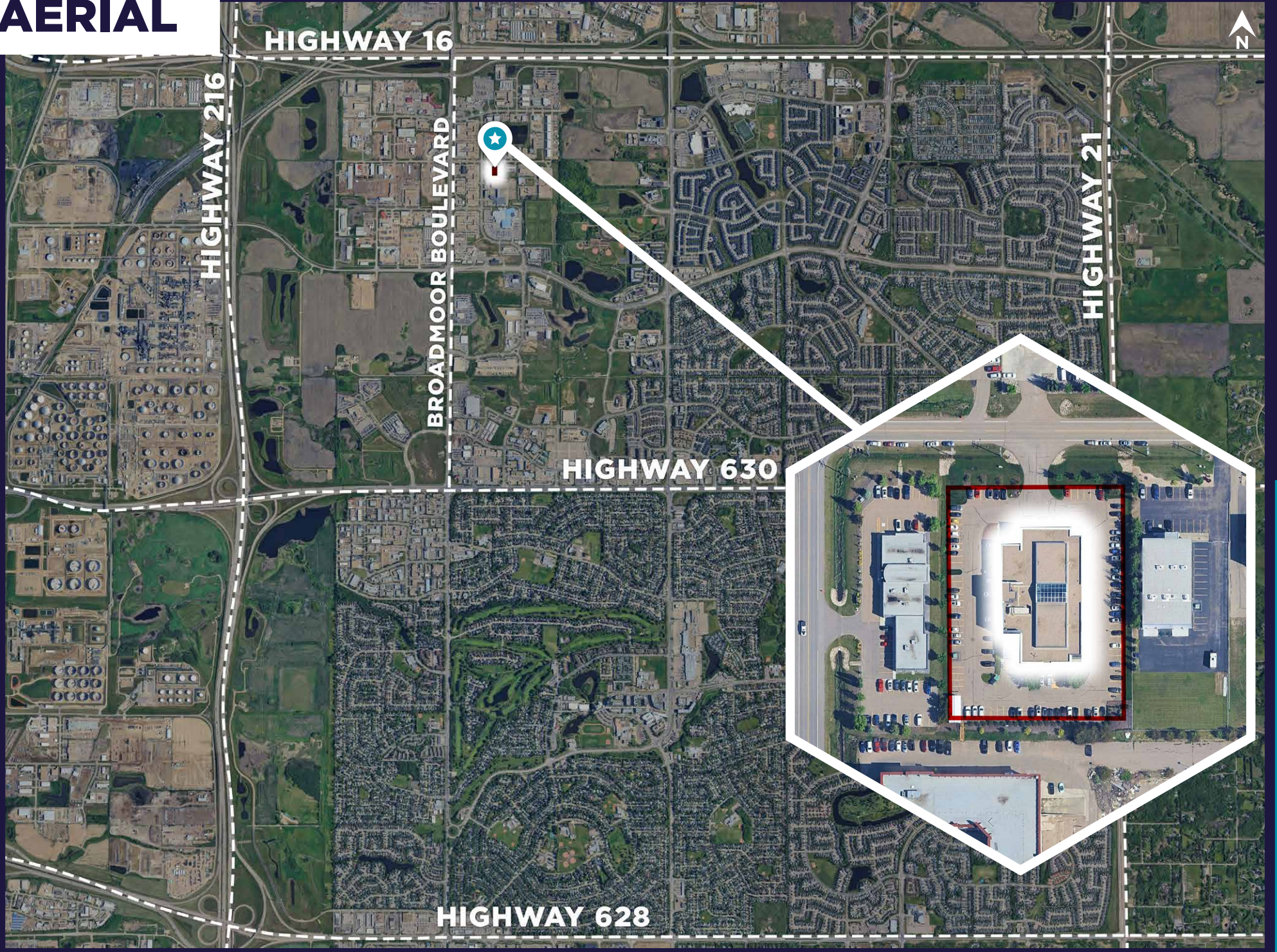
FLOOR PLAN - MAIN FLOOR



FLOOR PLAN - SECOND FLOOR



AERIAL



HIGHWAY 16

HIGHWAY 216

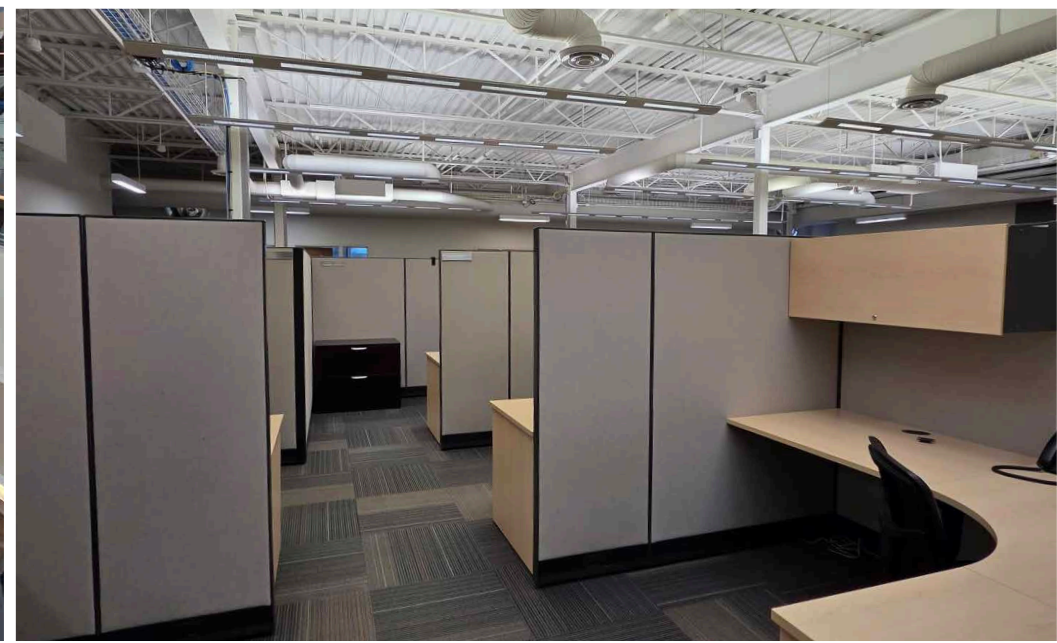
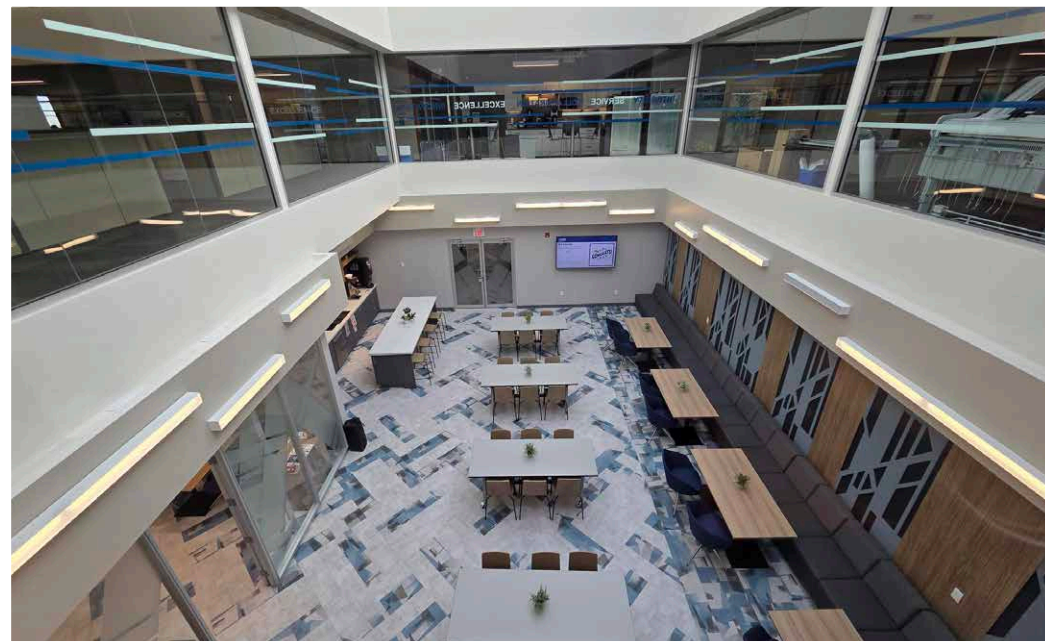
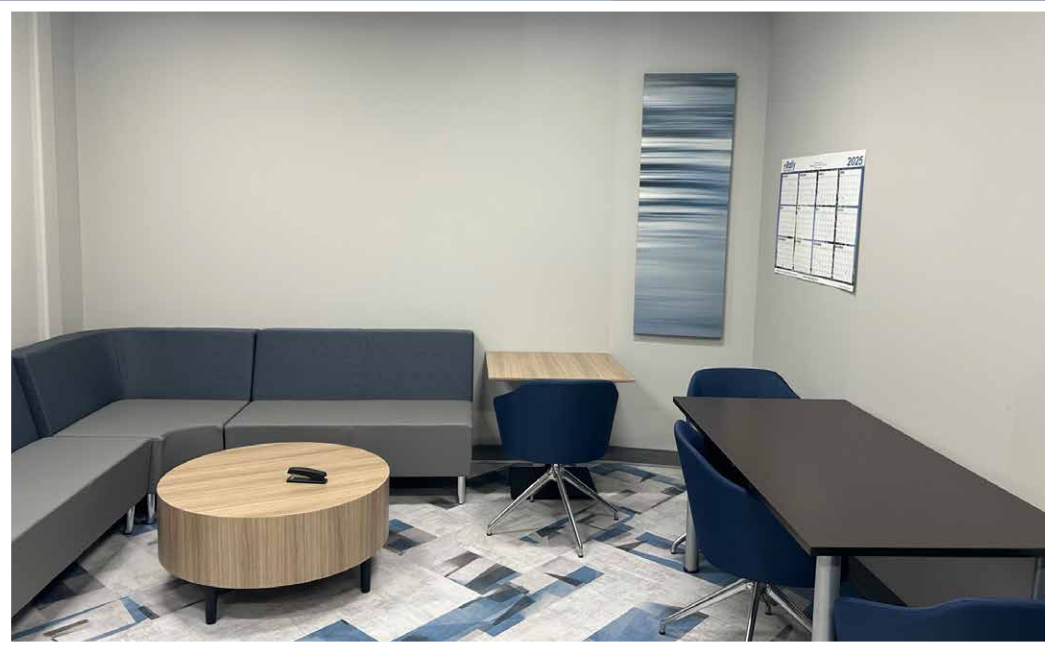
BROADMOOR BOULEVARD

HIGHWAY 21

HIGHWAY 630

HIGHWAY 628





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