

GORDIAN PROFESSIONAL BUILDING

103 Portage Close, Sherwood Park, AB

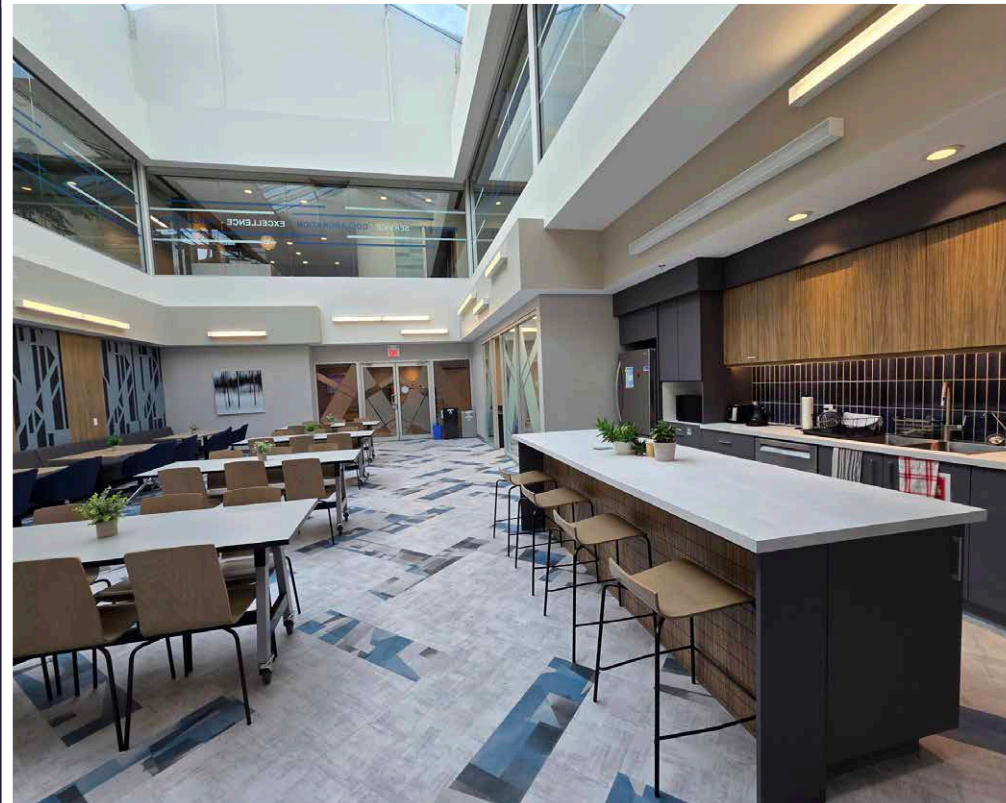
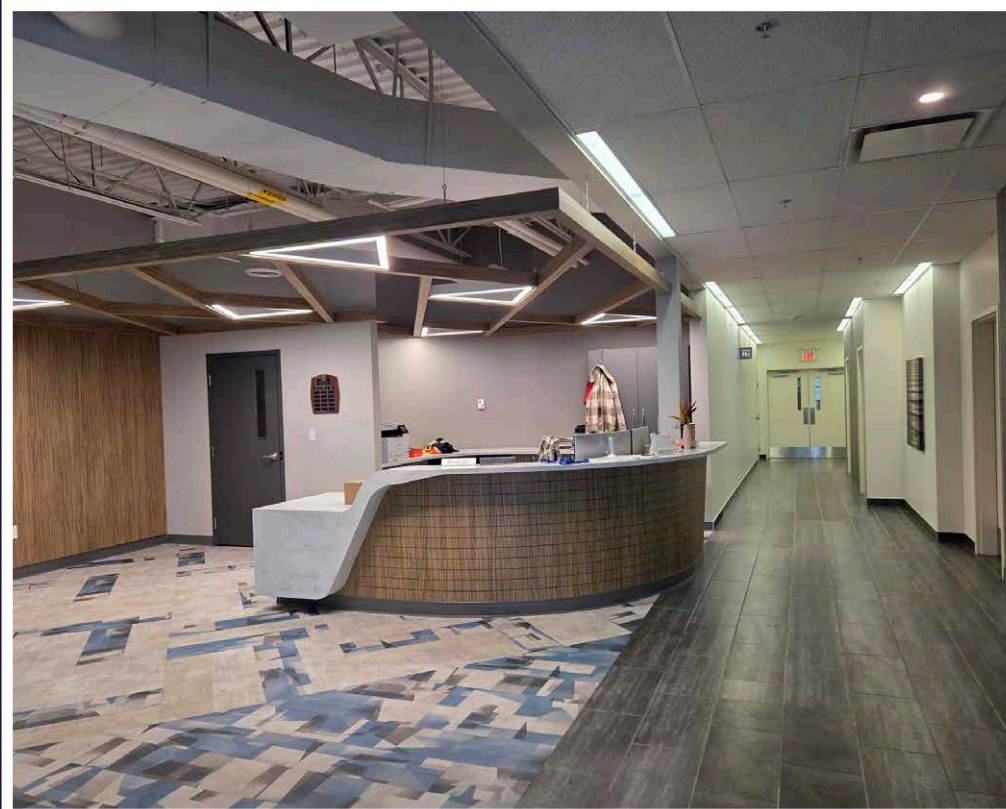


WELL DEVELOPED 2-STOREY PROFESSIONAL OFFICE BUILDING FOR SALE/LEASE

PROPERTY HIGHLIGHTS

MODERN BUILDING FOR SALE WITH 7,500 SF - 15,000 SF AVAILABLE FOR LEASE

- 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



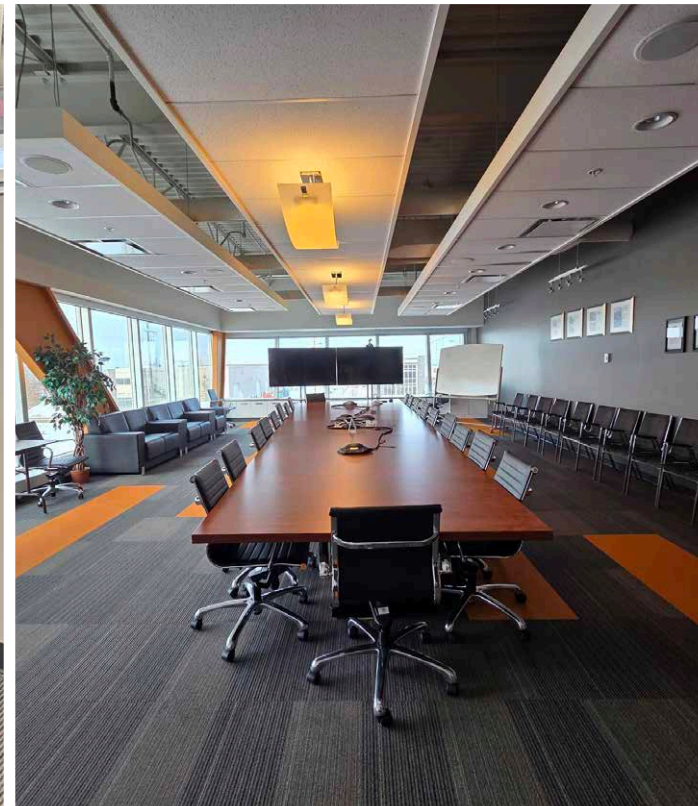
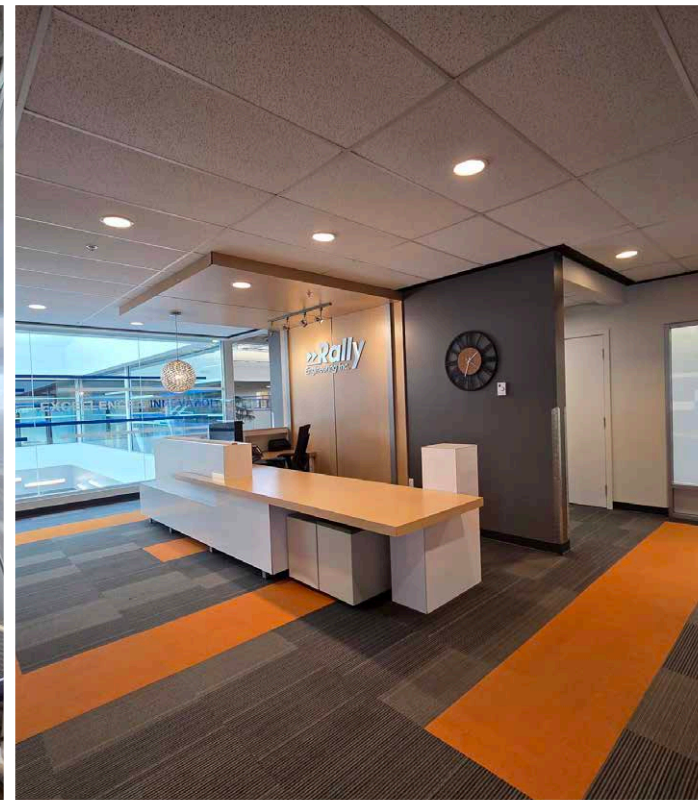
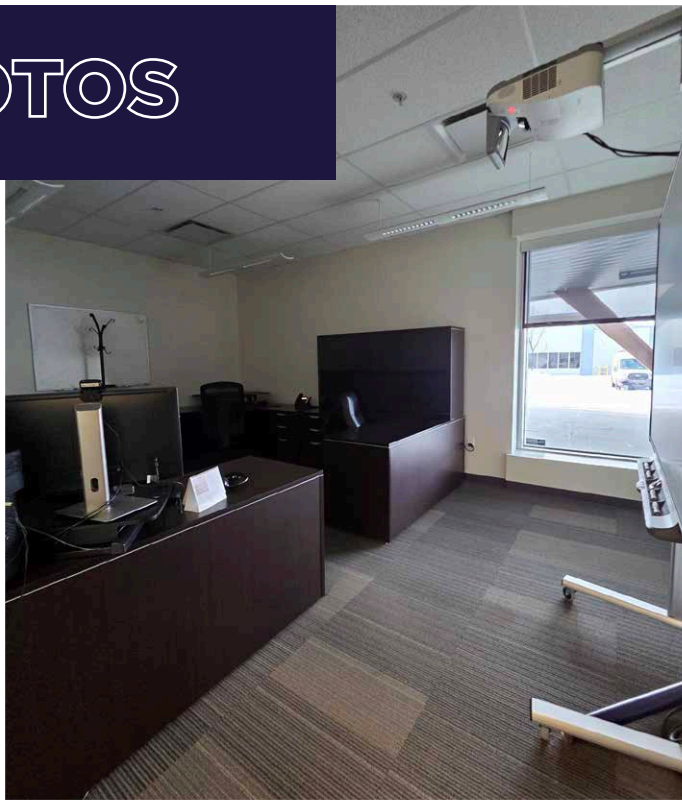
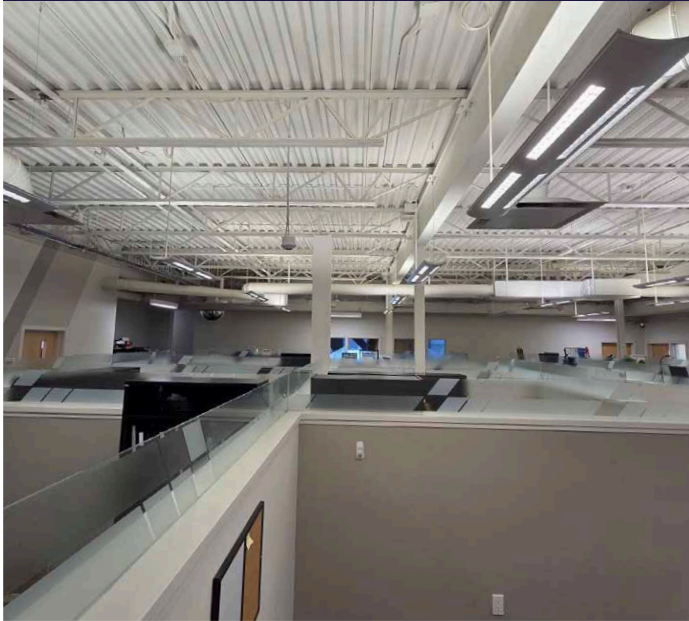
PROPERTY DETAILS

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:	Main Floor: 7,500 - 15,000 SF Entire Building: 33,541 SF
LEASE TERM:	5-10 Years
BASE RATE:	Starting at \$23.50 per SF per annum
OPERATING COSTS:	\$12.28 per SF per annum plus in-suite janitorial
POSSESSION DATE:	With 60 days notice
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:	\$10,500,000



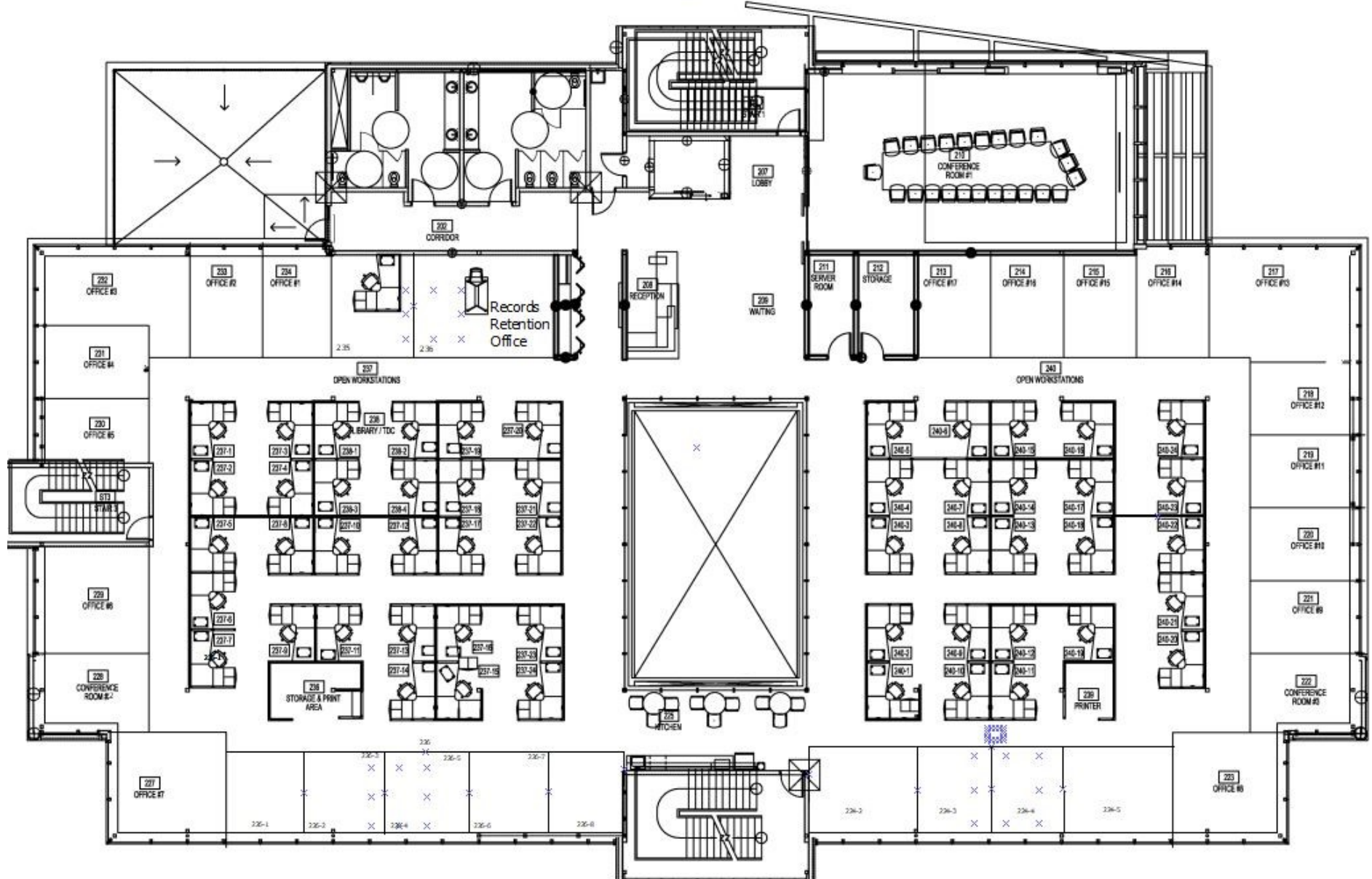
PROPERTY PHOTOS



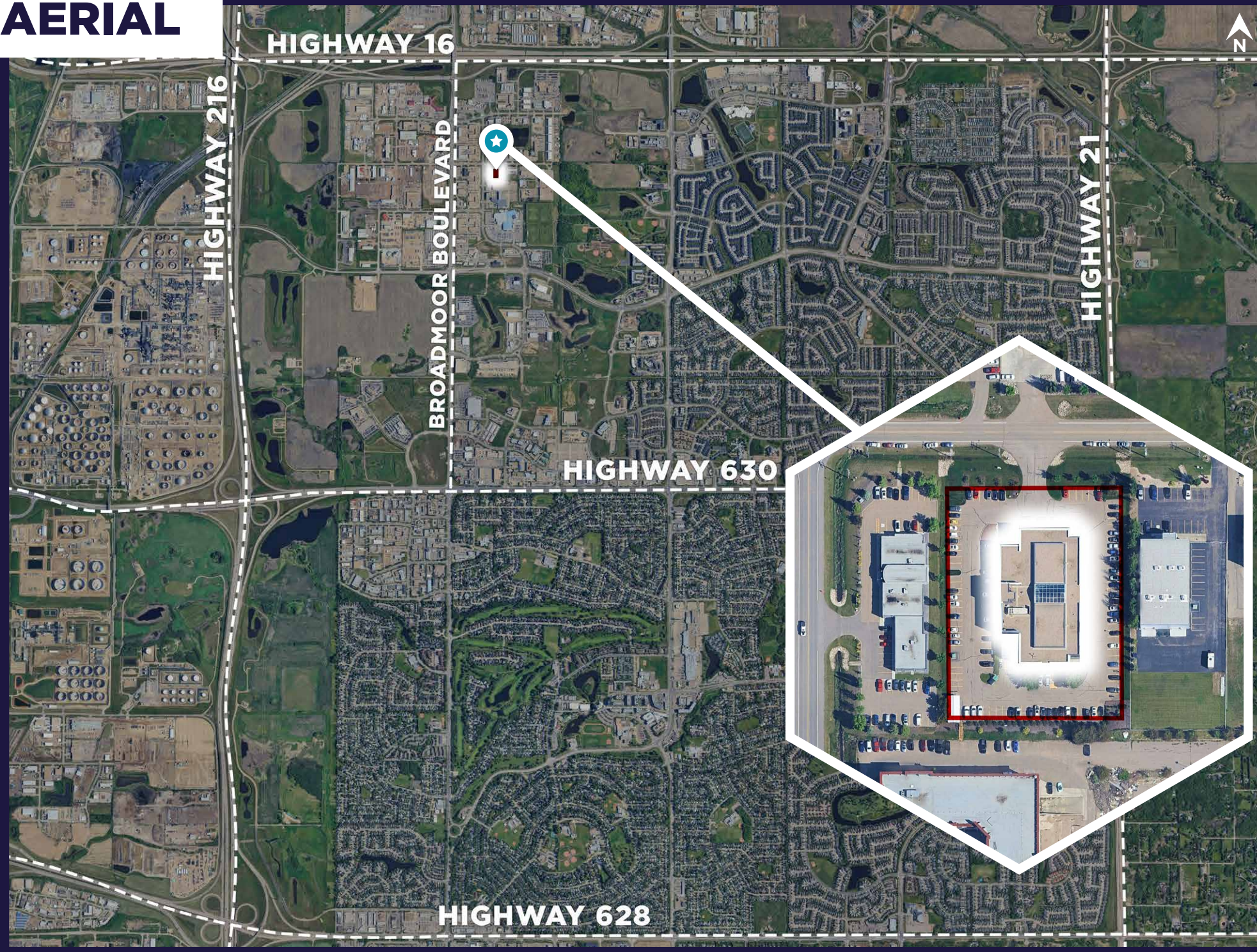
FLOOR PLAN - MAIN FLOOR

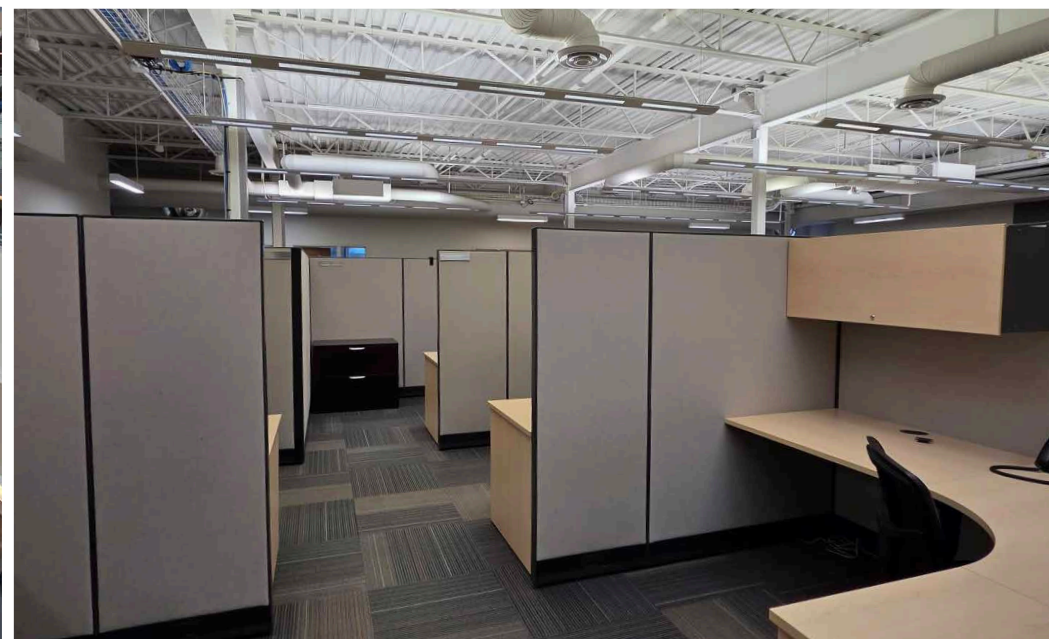
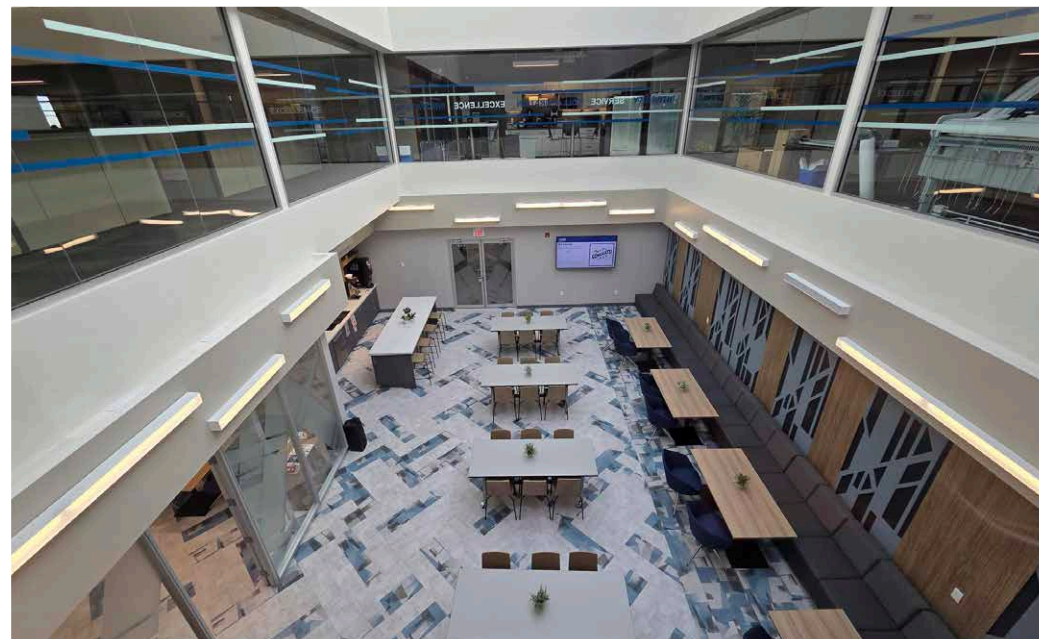
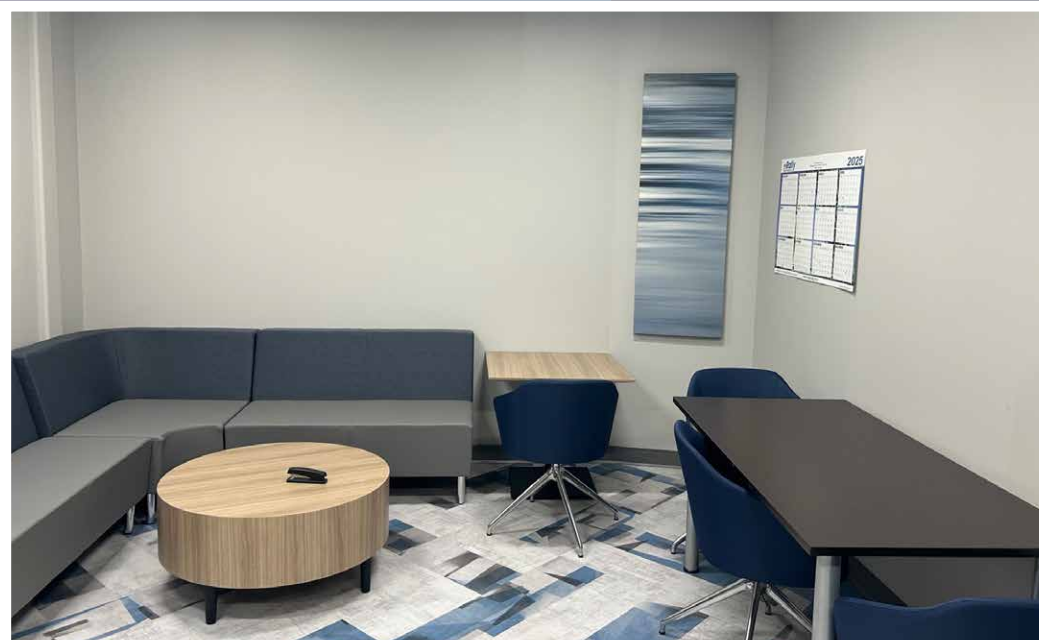


FLOOR PLAN - SECOND FLOOR



AERIAL





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