

FOR SALE

\$1,360,000

UNIT 465

UNIT 469

UNIT 473

INDUSTRIAL/WAREHOUSE BAYS

465, 469 and 473 Sioux RD NW, Sherwood Park, AB

Property Description

These industrial/warehouse bays are available for immediate sale with options ranging from $\pm 1,984$ SF to $\pm 5,226$ SF. The properties includes additional mezzanine spaces.

Located off Baseline Road these units have easy access to Sherwood Park Freeway, Yellowhead Trail, and Anthony Henday Drive.


The zoning supports various commercial and industrial uses, including warehouses, distribution centers, and offices.

Features include:

- One 12x12 ft overhead door per bay
- 18-ft ceiling height, built-in washroom
- electrical panels
- rooftop units



RAVI THAKUR, MBA, ACP, Vice President | Retail Sales & Leasing, New Developments

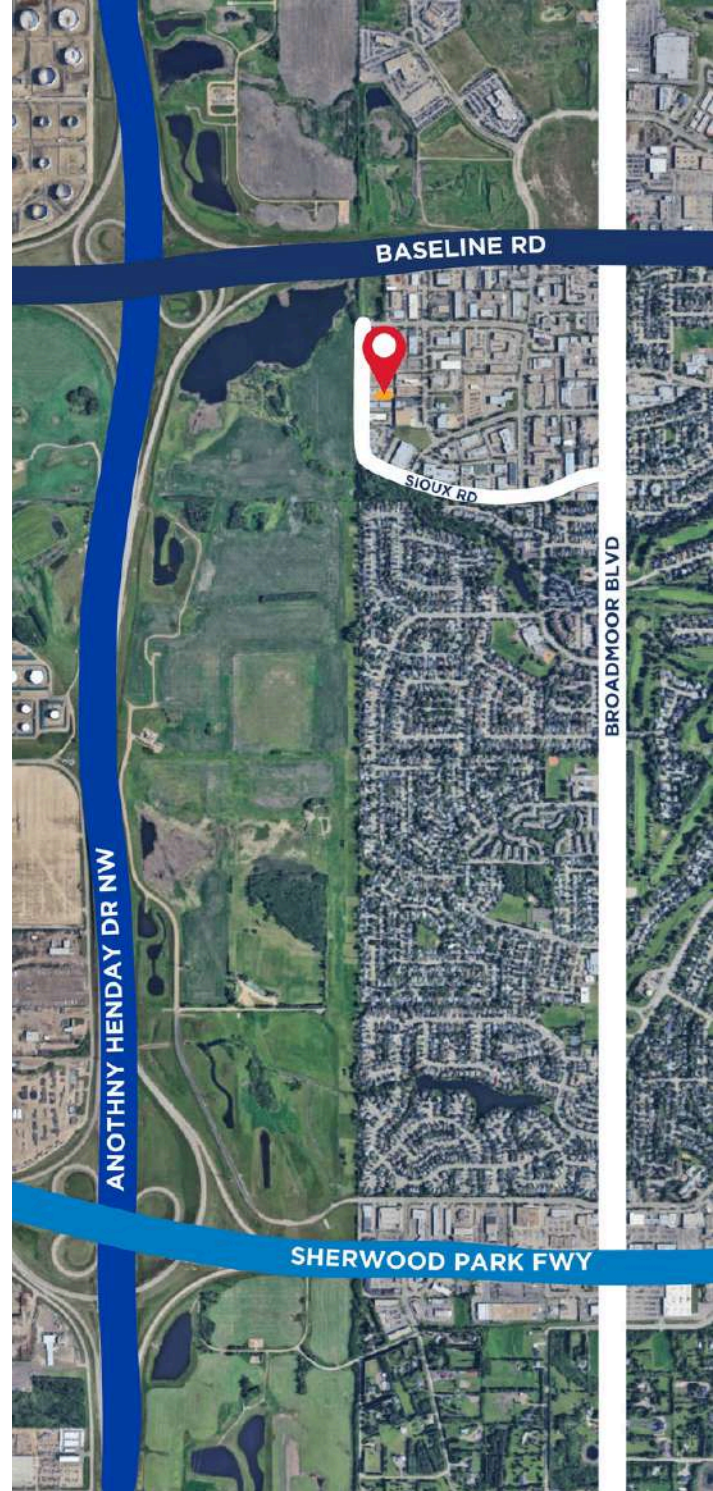
 (780) 994 1646

 ravi.thakur@commercialeq.ca



PROPERTY DETAILS:

Available Area	Unit 465 & 469: ±3,242 SF plus ±659 SF mezzanine Unit 473: ±1,984 SF plus ±1,426 SF mezzanine Total: ±5,226 SF plus ±2,085 SF mezzanine
Legal	Condo Plan 8022258, Units 7/8/9
Zoning	C5 - Service Commercial
Loading	Grade (3) - 12' x 12' (one per bay)
Selling Price	Units 465 & 469: \$838,760.00 Unit 473: \$535,680.00 Units 465,469 & 473: \$1,360,000.00
Possession	Immediate
Common Area Expenses (Does not include property tax.)	\$2.80 PSF



CONTACT:

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Vice President | Retail Sales & Leasing, New Developments

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✉️ ravi.thakur@commercialyeg.ca



201, 5607 - 199 Street , Edmonton, AB T6M 0M8 | commercialyeg.ca

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