



## Sherwood Park Alberta

\$1,425,000

Location, Location, Location! Here's a remarkable investor opportunity featuring over 5000 sqft of space, including a yard, shop, and pre-built offices in Strathcona County. This industrial building spans three lots, strategically positioned in a highly desirable location. The property offers over 8 office spaces, complete with a boardroom and a functional kitchen. Plus, there's a spacious shop area with an adjoining loft space for storage. Security is paramount, with a secure perimeter fence, security cameras, and a substantial man gate in place to protect the property. Situated just off 17th St, this location provides easy access to Sherwood Park and the bustling industrial area in Edmonton. It's an ideal location for businesses and investors seeking convenience and accessibility. (id:6769)

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave., Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net