

Sherwood Park Alberta

$395,000

Position your business for success in this versatile industrial bay, thoughtfully configured to balance professional office space with practical warehouse and storage capacity. The main floor offers a spacious reception area, private office, kitchenette, 2-piece bathroom, and multiple storage rooms. Upstairs, the 800 sqft mezzanine provides two additional offices--one with dedicated storage--plus a 3-piece bathroom. A separate area of the mezzanine offers valuable flexibility for future office expansion or additional shop storage (the mezzanine is not included in the square footage). The warehouse is designed for efficient day-to-day operations, featuring 12 overhead door, rear man door, a dedicated tool crib, and an additional 2-piece bathroom conveniently located in the shop. With its adaptable layout and well-integrated amenities, this smaller bay is an excellent fit for a wide range of businesses seeking functional office, warehouse, and storage space in one location. Adjoining space of 2,163 sqft is also available. (id:6769)

Listing Presented By:

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