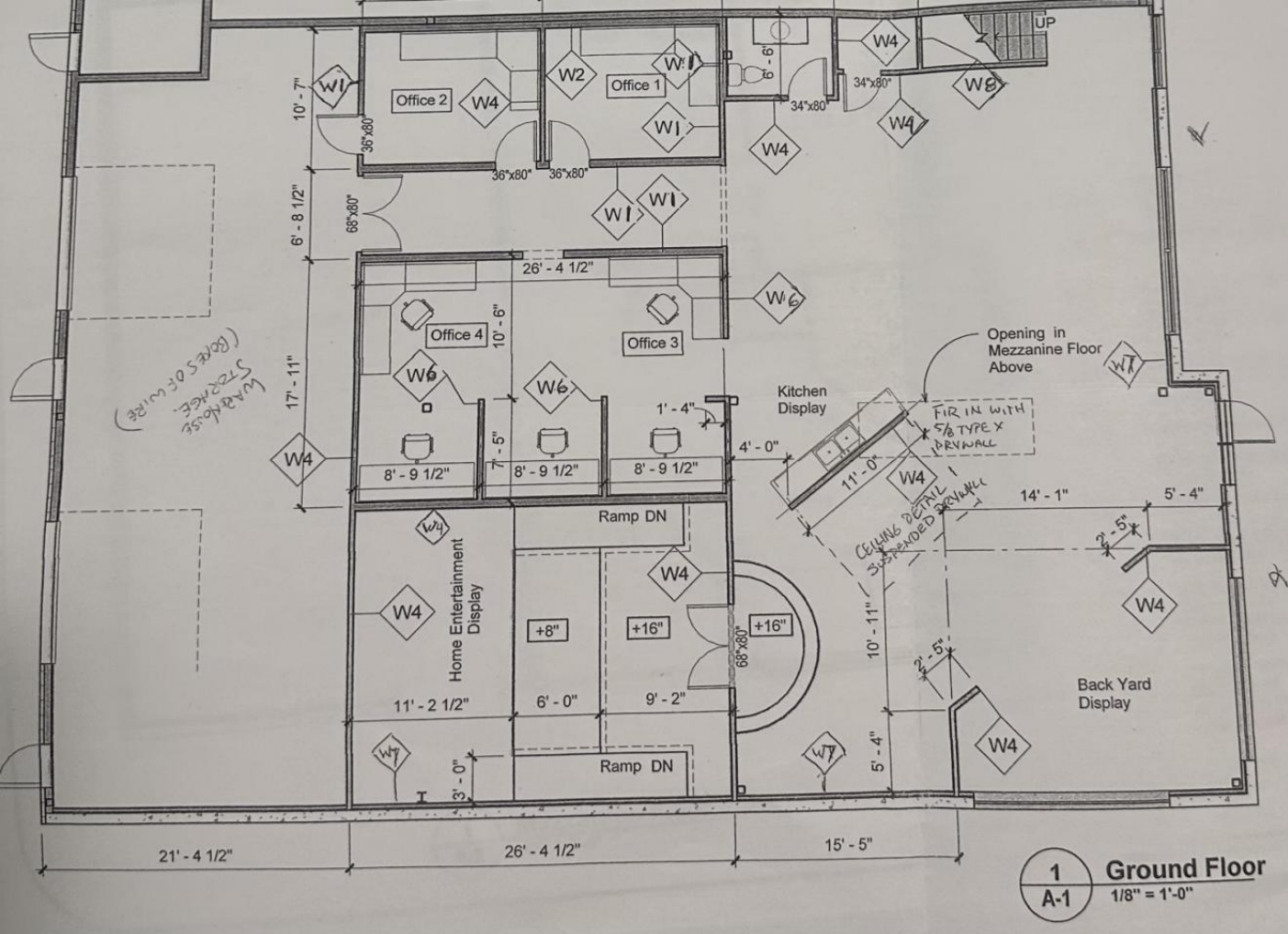


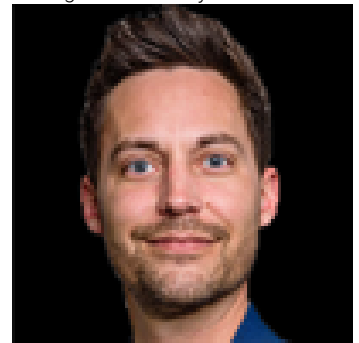


Sherwood Park Alberta

\$1,795,000

Incredible Business Condo Opportunity in NW Sherwood Park!! Premium Interior Development with rear warehouse bays 22 feet high inside and two large overhead doors (14X16), multiple offices, bullpen area, meeting rooms, reception area, upper mezzanine office area and meeting areas. Currently rented month-to-month by long term tenant. There is complete FLEXIBILITY here for any business ... an EXCELLENT OPPORTUNITY FOR INVESTOR or OWNER / USER. Easily demisable as needed, for maximum business value!! Retail, Office, Professional, Services, Light Industrial, Manufacturing, Services, Trades, Contractors, Consulting....OWN IT, USE IT or LEASE IT OUT - Allow this property to make you money. Prime Location in NW Sherwood Park, close to the Yellowhead and Anthony Henday, high traffic area, lots of parking, easy access to and from anywhere. Other Property Types: Industrial, Office, Retail Subject Space Width: 40 Subject Space Depth: 102 Largest Overhead Door Height: 16 Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Danny Tchir Appointment Phone: 780-490-9373 Paragon Listing ID: E4446067 (id:6769)

Listing Presented By:



Originally Listed by:
MaxWell Devonshire Realty

<https://www.toptchirrealestate.com/>



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