

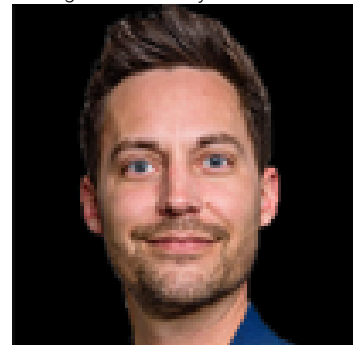


## Sherwood Park Alberta

\$3,600,000

FOR SALE | VALUE-ADD SERVICE COMMERCIAL / INDUSTRIAL Exceptional opportunity to acquire a substantially renovated service commercial / industrial asset located in the established Cree Road corridor of Sherwood Park. The property has undergone extensive capital improvements totaling in excess of \$500,000 over the past three years, resulting in high-end interior and exterior finishes rarely found in this submarket. The building features three (3) overhead grade-level loading doors, 3-phase power, and 12+ washrooms, allowing for flexible multi-tenant or owner-user configurations. The site sits on approximately 1.8 acres with abundant on-site parking, supporting both industrial and service commercial users. Currently partially leased to two long-term tenants who are willing to remain, providing immediate stabilized income, with additional rentable area available for further lease-up and upside. This creates an attractive value-add investment or owner-user with income opportunity. Zoned C5 - Service Commercial, the property accommodates a wide range of permitted uses including light industrial, warehousing, contractor services, manufacturing, and showroom applications. Highlights include: Over \$500,000 in recent renovations High-end finishes throughout 3 overhead doors 3-phase power 12+ washrooms 1.8-acre site Excellent parking ratio Two established long-term tenants in place Additional space available for lease-up Prime Sherwood Park location with strong access and visibility Vendor currently occupies a portion of the building under a short-term market lease, providing interim income with vacant possession flexibility This is a rare turnkey industrial/service commercial offering with strong fundamentals, in-place income, and future upside. (id:6769)

Listing Presented By:



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