

\$749,000 - 103 118 Provincial Avenue, Sherwood Park

MLS® #E4427140

\$749,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Sherwood Business Park, Sherwood Park, AB

INVESTMENT OPPORTUNITY. Existing tenant has just exercised his option to renew his lease until October 31, 2030. 3405 sf tilt up concrete office warehouse condo in Sherwood Park. This 30' x 83.5' bay offers a 2405 SF floor plate and an additional 1000 SF of finished load bearing concrete mezzanine. Roof top HVAC, radiant heat in warehouse, 14' x 12' grade loading door and 225 amp 3 Phase power. Fully sprinklered , 20' clear warehouse ceiling height. Condo Fees \$559.39/month

Built in 2016

Essential Information

MLS® #	E4427140
Price	\$749,000
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Industrial
Status	Active

Community Information

Address	103 118 Provincial Avenue
Area	Sherwood Park
Subdivision	Sherwood Business Park
City	Sherwood Park
County	ALBERTA



Province AB
Postal Code T8H 0Z7

Exterior

Exterior Concrete, Tilt-Up
Roof Tar & Gravel
Construction Concrete, Tilt-Up

Additional Information

Date Listed March 24th, 2025
Days on Market 10
Zoning Zone 25

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Listing information last updated on April 3rd, 2025 at 5:17pm MDT