

FOR SALE

± 4,514 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



120/130 2210 Premier Way, Sherwood Park, AB

INVESTMENT BAYS WITH NATIONAL TENANT

Property Highlights

- Two Investment Business Condos with high visibility on Premier Way
- National Tenant with 1 year remaining in term (plus the option to renew)
- Two 14'x12' grade loading doors
- Great area in Sherwood Park with several new offices and flex buildings in the area
- High demand and lower taxes in the country, but it is still close to major arteries like Yellowhead Trail and the Anthony Henday



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



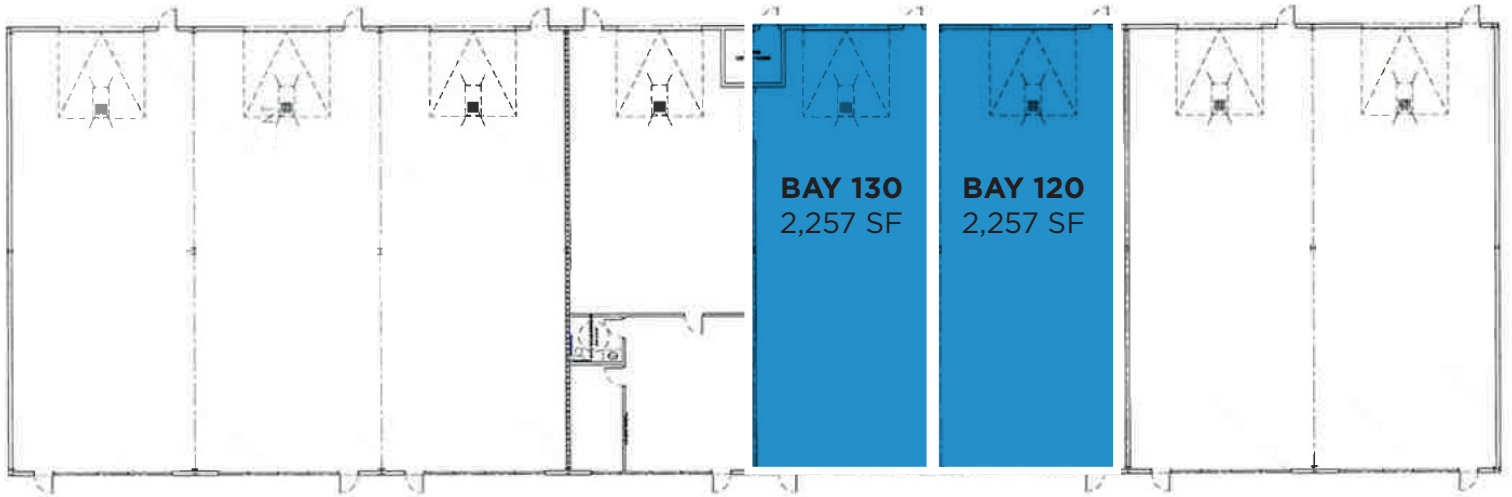
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Floor Plan



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Investment Bays with National Tenant

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Property Information

Municipal Address: #120/#130, 2210 Premier Way, Sherwood Park, AB

Size: BAY 120 2,257 Sq. Ft. (+/-)

BAY 130 2,257 Sq. Ft. (+/-)

TOTAL 4,514 Sq. Ft. (+/-)

Zoning: IM (Medium Industrial)

Parking: Ample

Loading: Two 14'x12' overhead doors grade

Possession: Immediate

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Asking Price: Contact Agent

Cap Rate: Bay 120 & 130 4.35% (National Tenant)
Below Market Rent

Contact

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