

FOR SALE

15,776 Free-standing Building



74 Liberty Road, Sherwood Park

Opportunity to purchase office/warehouse building with fenced yard in Sherwood Park.

Contact:

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74 LIBERTY ROAD

Space Profile

Building Area:	Main Floor Office:	2,100 sf
	Second Floor Office:	1,876 sf
	Detached Garage:	1,000 sf
	Warehouse:	10,800 sf
	Total:	15,776 sf
Yard Size:	2.0 acres	
Legal Description:	Plan 0225094, Block 1, Lot 4	
Available:	Contact agent	
Sale Price:	\$4,250,000.00	
Property Taxes:	\$38,949.00 (2024)	
Zoning:	IM - Medium Industrial	
Year Built:	2003, 2007	

Building Information

Power	TBD
Parking:	Surface, powered
Loading:	7, 12'x12' grade
Ceiling Height:	18' clear

Features & Amenities

- Heated detached garage
- Fenced and graveled yard
- Two (2) drive-through bays
- Multiple entrances with card key access



74 LIBERTY ROAD

15,776 sf Free-Standing Industrial Building

Three (3) private offices on main floor

Five (5) private offices on second floor

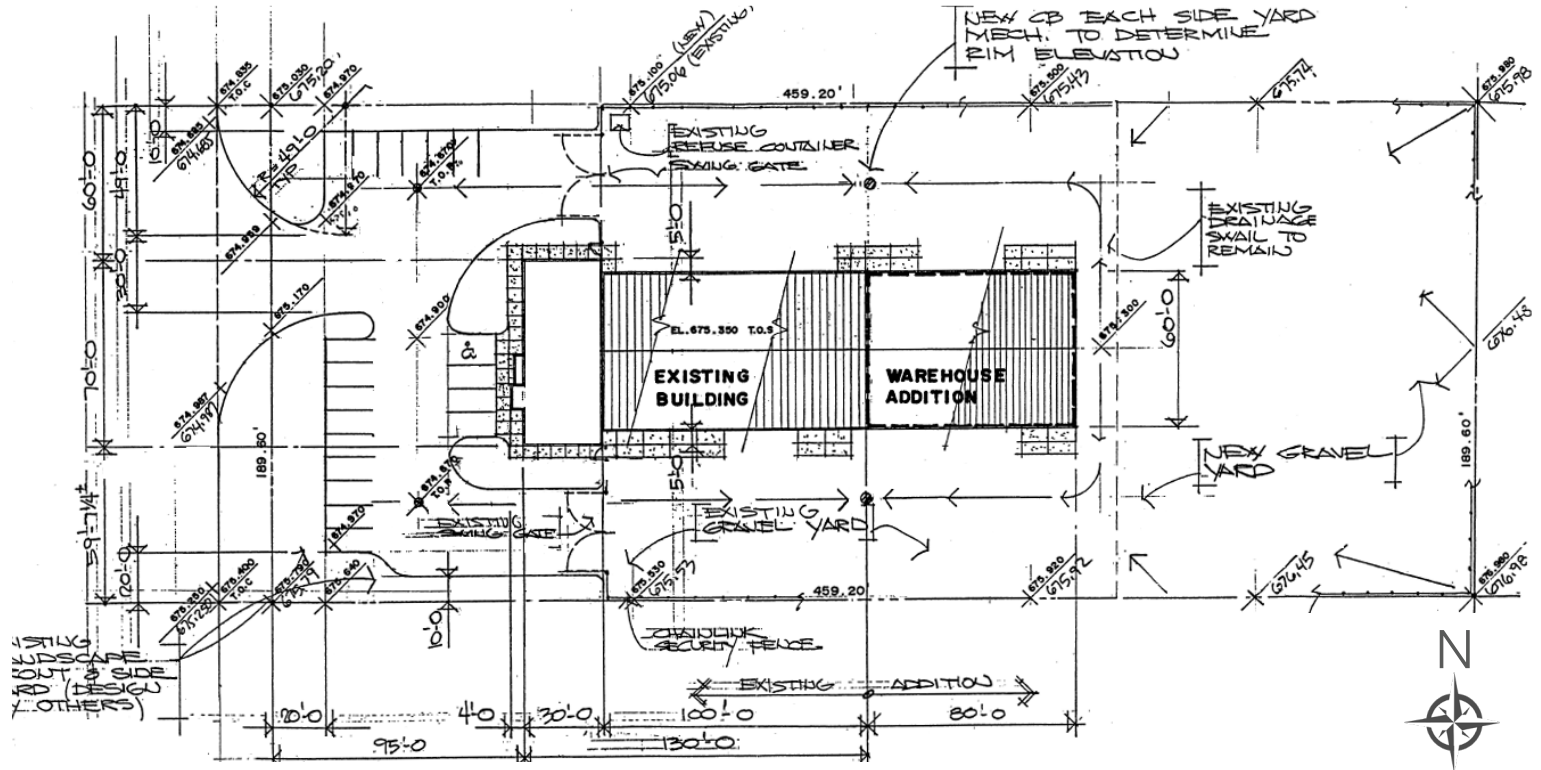
Two (2) kitchenettes/lunch rooms

Two (2) boardrooms/training rooms on main floor

Reception area

Mezzanine for storage

Three (3) sumps





Nearby Amenities & Drive-Times

Several amenities within a 10 minute drive include:

- Emerald Hills Shopping Centre
- Emerald Hills Leisure Centre
- Emerald Hills Regional Park
- Walmart Supercentre
- Various restaurants and eateries

5 minute drive-time to Anthony Henday Rive, Yellowhead Trail, Sherwood Drive.

This space is ideal for users needing extensive warehouse and office space, spread across multiple floors. Located in Strathcona County resulting in lower property taxes in comparison to The City of Edmonton. The property features eight private offices, multiple boardrooms, and training rooms, ideal for staff use. The warehouse includes seven 12'x12' loading doors, providing easy access to the bays. Additionally, the secured 2.0-acre fenced yard is perfect for operations or storage.

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