

FOR SALE

ALTALAND CONDO - 3,175 SF±

NAI Commercial



530, 280 PORTAGE CLOSE | SHERWOOD PARK, AB | PROF DEV OFFICE/WHSE

PROPERTY DESCRIPTION

- 3,175 sq.ft.± office/warehouse
- Storage yard space available for lease
- Grade level loading door 12'x14'
- 2 stage sump
- Minimum 20' clear ceiling height/30' at the peak

DAVID SABO

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ED STENGER

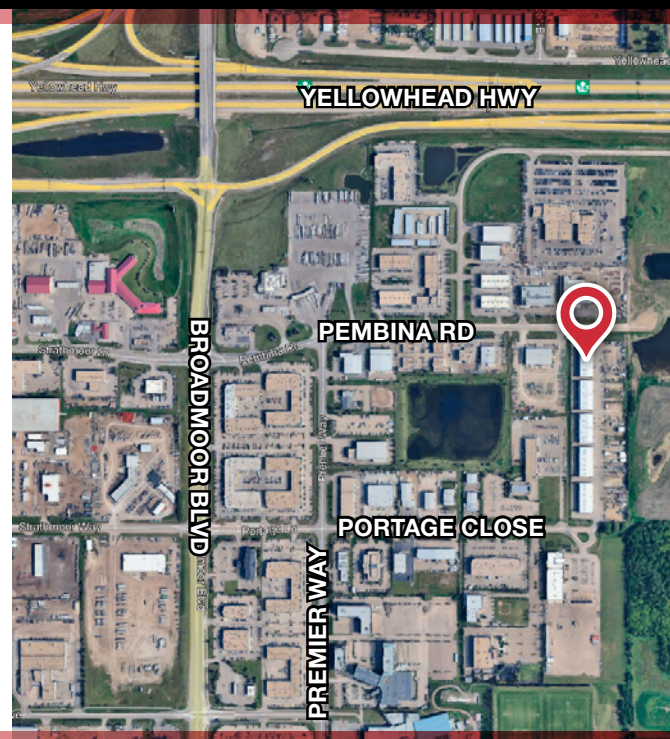
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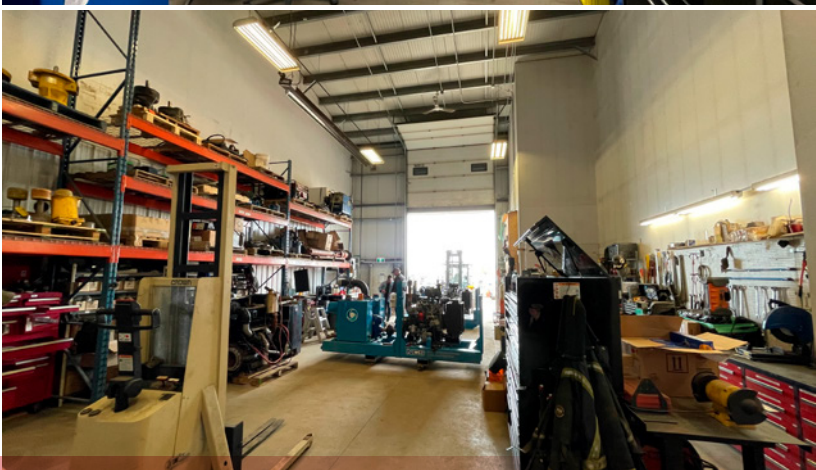
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE	Office:	1,620 sq.ft.±
	Warehouse:	1,555 sq.ft.±
	Total:	3,175 sq.ft.±

LEGAL DESCRIPTION	Plan 1424552, Unit 32
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ZONING	C5 (Service Commercial)
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LOADING	12'x14' grade level
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CEILING HEIGHT	20' to 30' (at peak) clear
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POWER	200 amp; 120/208 with 240 coming in; 3 phase
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PARKING	4 stalls front; 4 stalls back
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SUMP	2 stage
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HEATING	Forced Air & Radiant
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AVAILABLE	Immediately
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CONDO FEES	\$546.04/month (2025)
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PROPERTY TAXES	\$9,340.80 (2025)
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SALE PRICE	\$910,000 \$855,000
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NOTES	Current lease until May 31, 2026
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