

FOR SALE

Owner/User Opportunity
3405 Sf Office/Warehouse Condo
#103, 118 Provincial Avenue
Sherwood Park, AB. T8H 0Z7
\$749,000.000



Property Highlights:

- Westana Village Phase III, 10" insulated precast concrete construction.
- +/- 2400 SF floorplate, 1000 SF of concrete Q-deck Mezzanine
- 20' Clear warehouse ceiling height, 120/208V 225 Amp 3 Phase power.
- Roof top HVAC, radiant heating in warehouse, fully sprinklered complex.
- Excellent access to Yellowhead Trail and Anthony Henday traffic corridors.
- Leased until October 31, 2025, Tenant willing to leave early if necessary.

Contact

Wayne Paradis
RE/MAX River City
Commercial Division
780-439-7000 office
780-953-9934 cell
wparadis@remax.net

RE/MAX
COMMERCIAL®

Additional Property Details:

Address: 103, 118 Provincial Avenue

Legal: Plan 1620215 Unit 9

Size: 3405 SF, includes 1000 SF Mezz

Taxes: \$9,996.90 (2024)

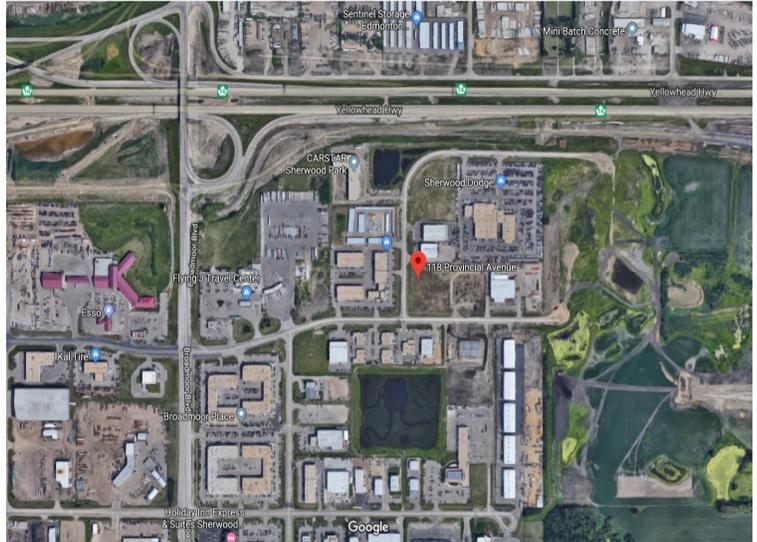
Condo Fees: \$559.39 /month

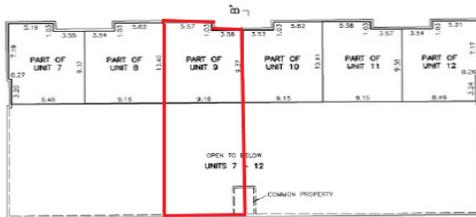
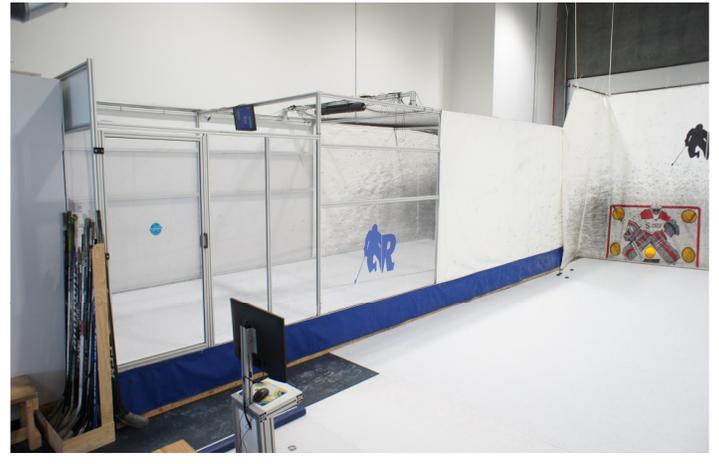
Zoning: DC- 48 – Area A

Loading: 1 - 12'x14' Grade Doors

Sale Price:

Price: \$749,000.00

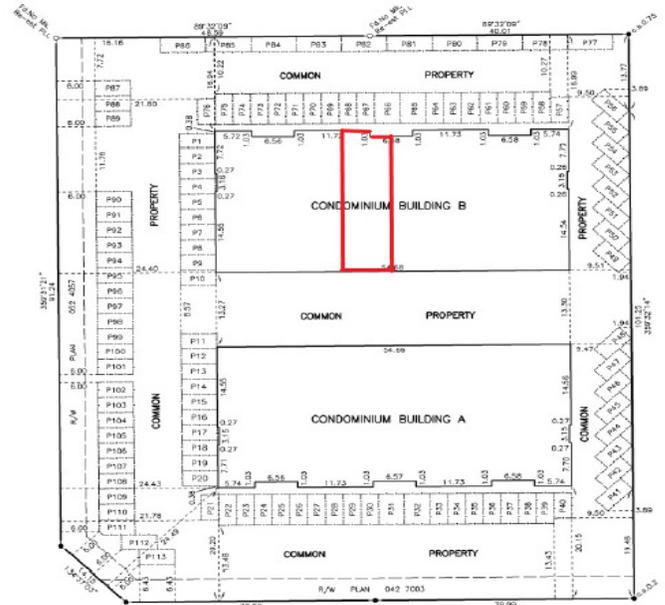




2nd FLOOR



MAIN FLOOR



BUILDING LOCATION PLAN

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