



±19,622 SF freestanding building on
1.01 acres with clear span warehouse

FOR SALE OR LEASE

146 Provincial Avenue, Sherwood Park, AB



SPACE PROFILE

±19,622 SF on ±1.01 acres
Space

\$3,600,000
Asking price

\$12.00 psf
Lease rate

DC45
Zoning

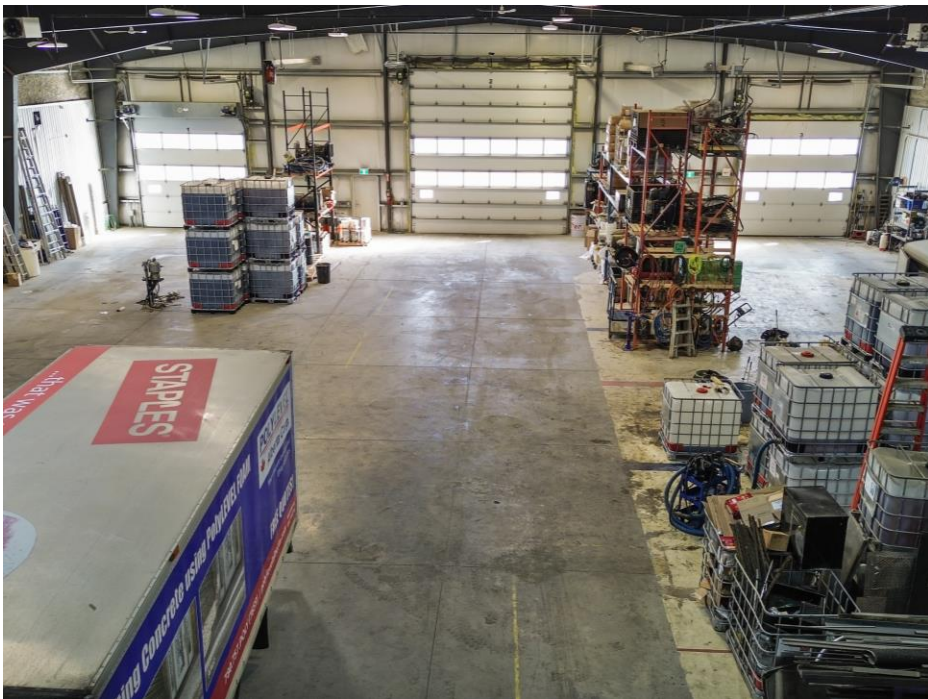
24' eaves, 27' centre
Ceiling height (±)

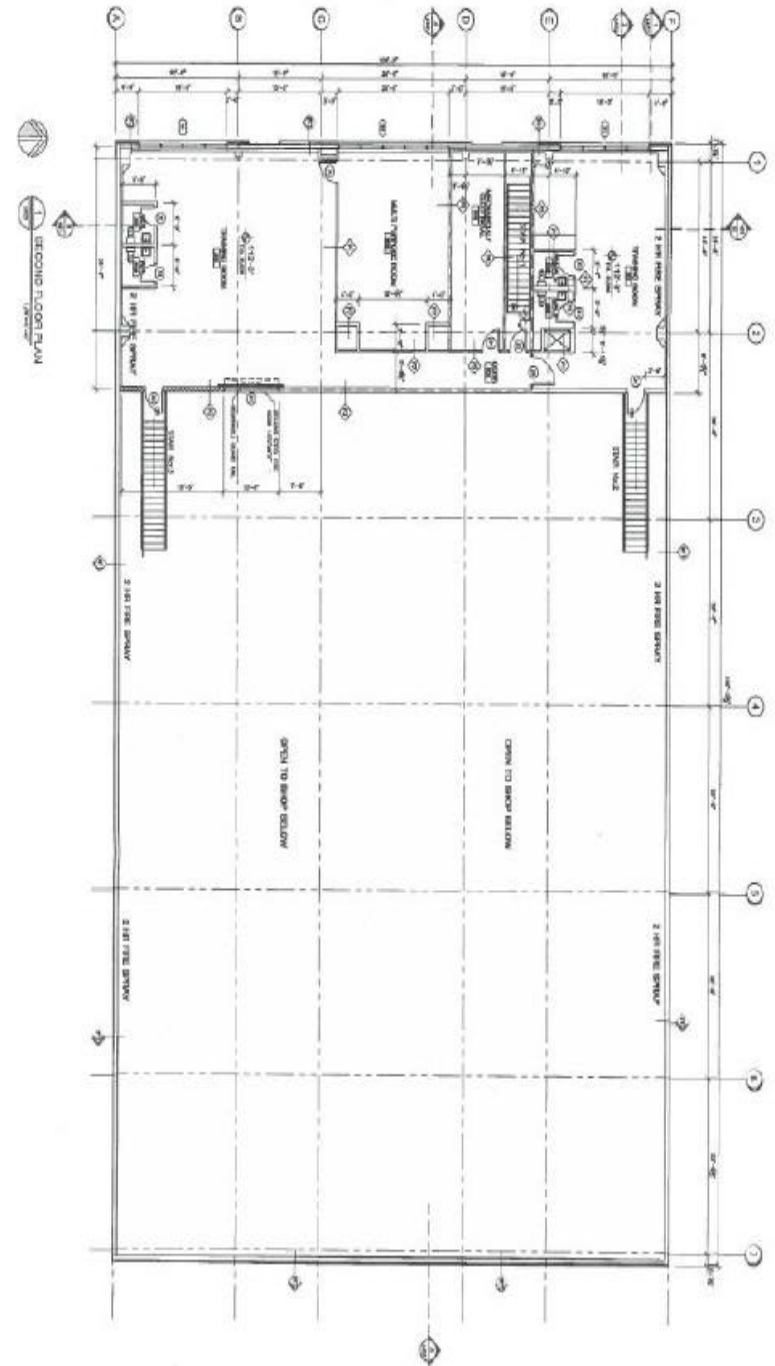
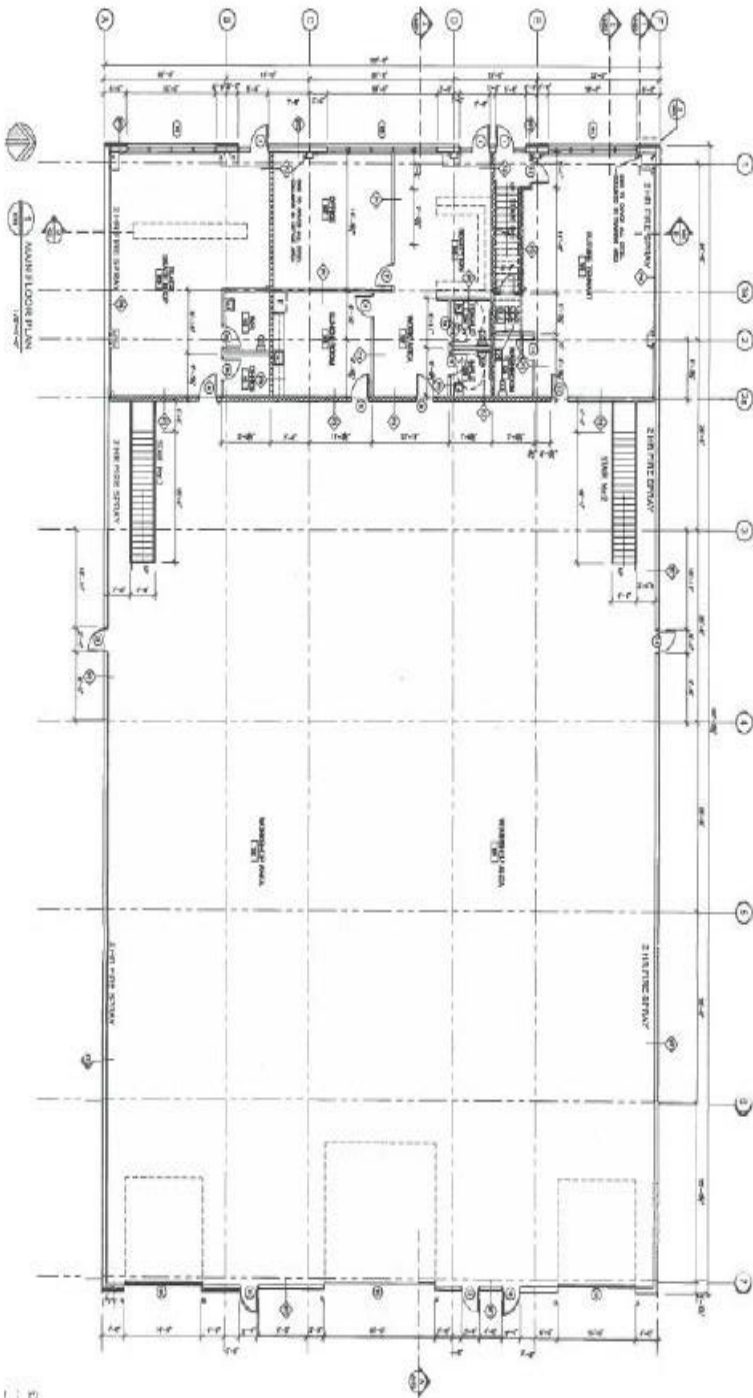
400 amp / 240 volt
Power (TBV)

KEY HIGHLIGHTS

- Owner user opportunity with income
- 3,200 SF on the second floor is leased; 1,050 SF on the main floor is leased; the remaining space in the building is available vacant
- Vacant warehouse portion: 12,460 SF; vacant office: 2,536 SF (14,996 SF total)
- Clear span warehouse (± 100' x 125')
- (2) 14x14 OH automatic grade doors and (1) 20x20 OH automatic grade door
- Fenced and secured yard with power entry gate
- Smart security system including cameras and app-based security features
- Site improvements include paved access areas and asphalt parking, landscaping, and a fully enclosed and paved yard/loading area
- Built in 2010







FLOORPLANS

± 19,622 SF



Alex Heintz
Corp. Managing Director
aheintz@savills.ca
+1 780 905 9925

Nick Charif
Associate Director
ncharif@savills.ca
+1 780 965 3414



The information contained in this communication has been obtained from a variety of sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIFIC CONDITIONS IMPOSED BY THE PROPERTY OWNER OR LESSOR.