

# FOR SALE

## SHERWOOD PARK OFFICE BUILDING

2112 Premier Way, Sherwood Park, AB



### HIGHLIGHTS

- 27,231 sq ft ± on 3 floors
- 10,292 sq ft ± heated underground parking
- 67 surface and 24 underground parking stalls
- Elevator to all 4 floors
- Built out office space (see attached floor plans)
- Multiple boardrooms, kitchens and decks
- Very close to Millennium Place
- Convenient access to Yellowhead Hwy (Hwy 16) and Anthony Henday

### CONTACT

#### MARCUS SCHWABE

Senior Associate

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## PROPERTY DETAILS

ADDRESS	2112 Premier Way, Sherwood Park, Alberta
LEGAL DESCRIPTION	Plan 1921689, Unit 1, and 790 undivided one ten thousandth shares in the common property excepting thereout all mines and minerals
ZONING	DC10 "B" (Direct Control)
YEAR BUILT	2008
BUILDING SIZE	
MAIN FLOOR	9,479 sq ft ±
2ND FLOOR	9,479 sq ft ±
3RD FLOOR	8,273 sq ft ±
TOTAL ABOVE GRADE	27,231 sq ft ±
UNDERGROUND PARKADE	10,292 sq ft ±
LAND SIZE	0.98 acres ±
PARKING	67 surface stalls 24 underground stalls

## FINANCIAL INFORMATION

SALE PRICE:	\$5,900,000.00
PROPERTY TAXES:	\$74,919.79 (2024)

### Strathcona County Mill Rate Advantage

Strathcona County:	13.94 % (2024)
City of Edmonton:	26.39% (2024)

### Additional Features

- Finished office space
- Many spaces for cubicle offices or open space
- Numerous kitchens
- Multiple boardrooms
- Balconies
- Elevator
- Close proximity to bus stop
- Great visibility



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# INTERIOR PHOTOS



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# ADDITIONAL PHOTOS



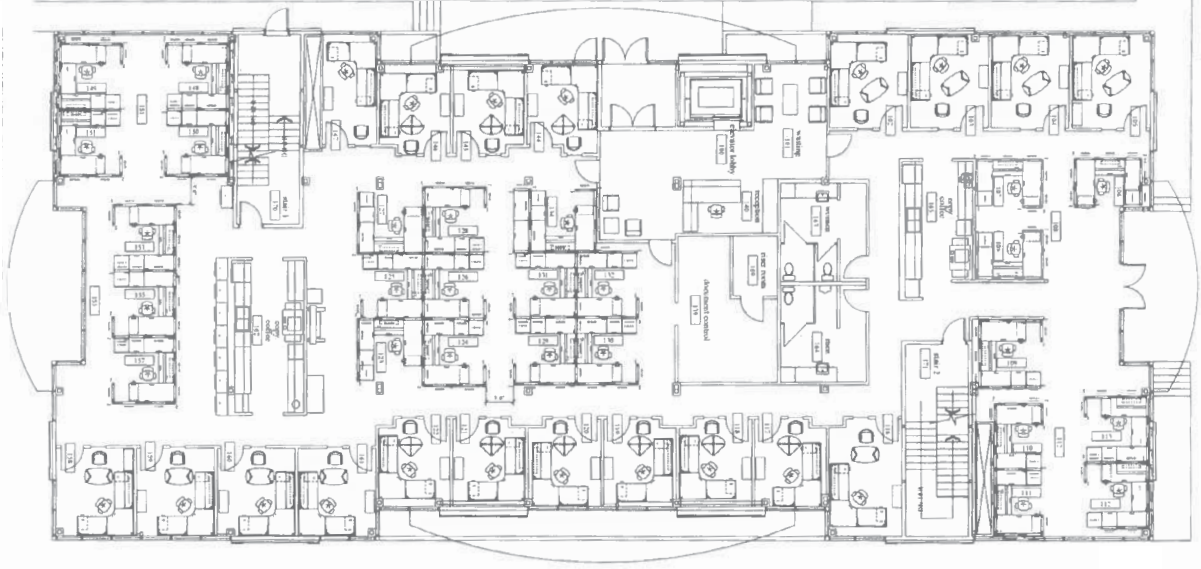
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

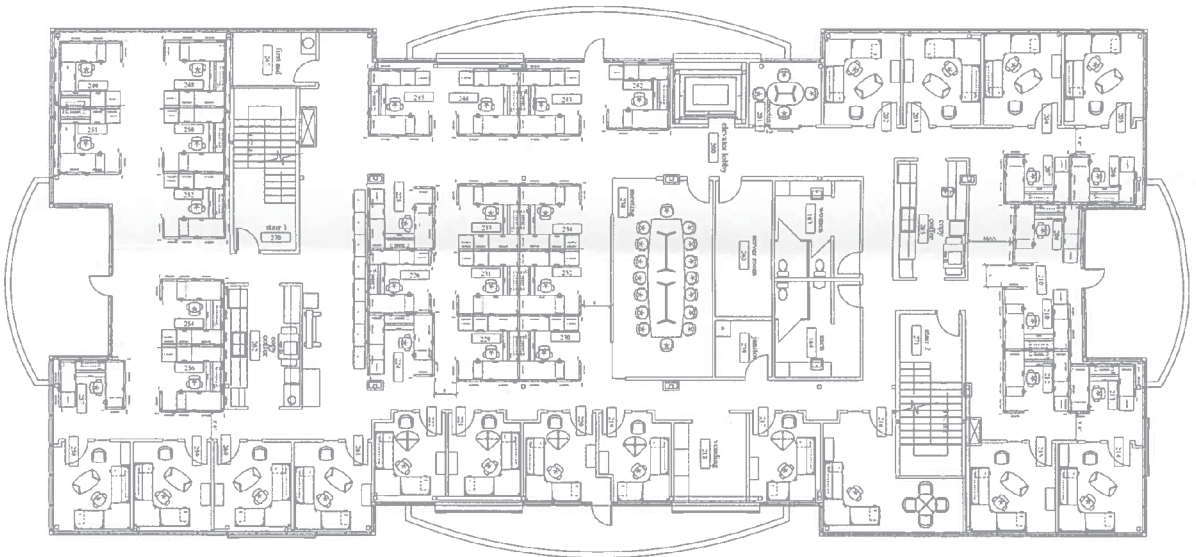
# MAIN FLOOR PLAN

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# SECOND FLOOR PLAN

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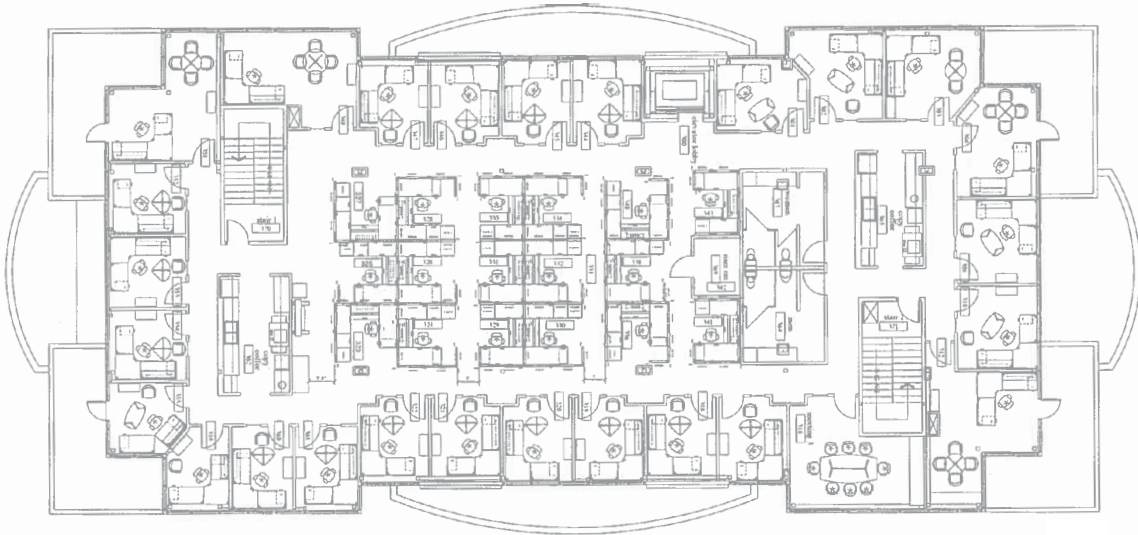
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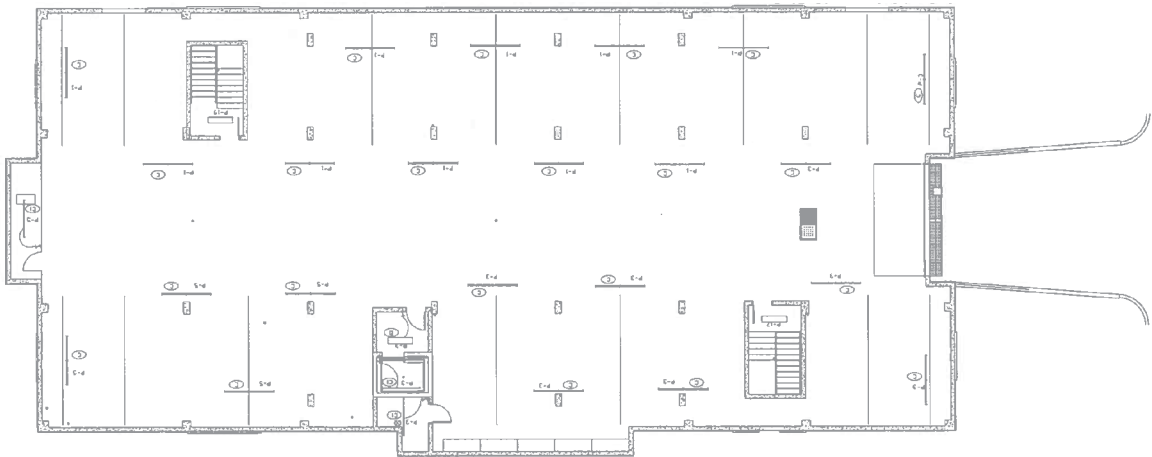
## THIRD FLOOR PLAN

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## UNDERGROUND PARKADE FLOOR PLAN

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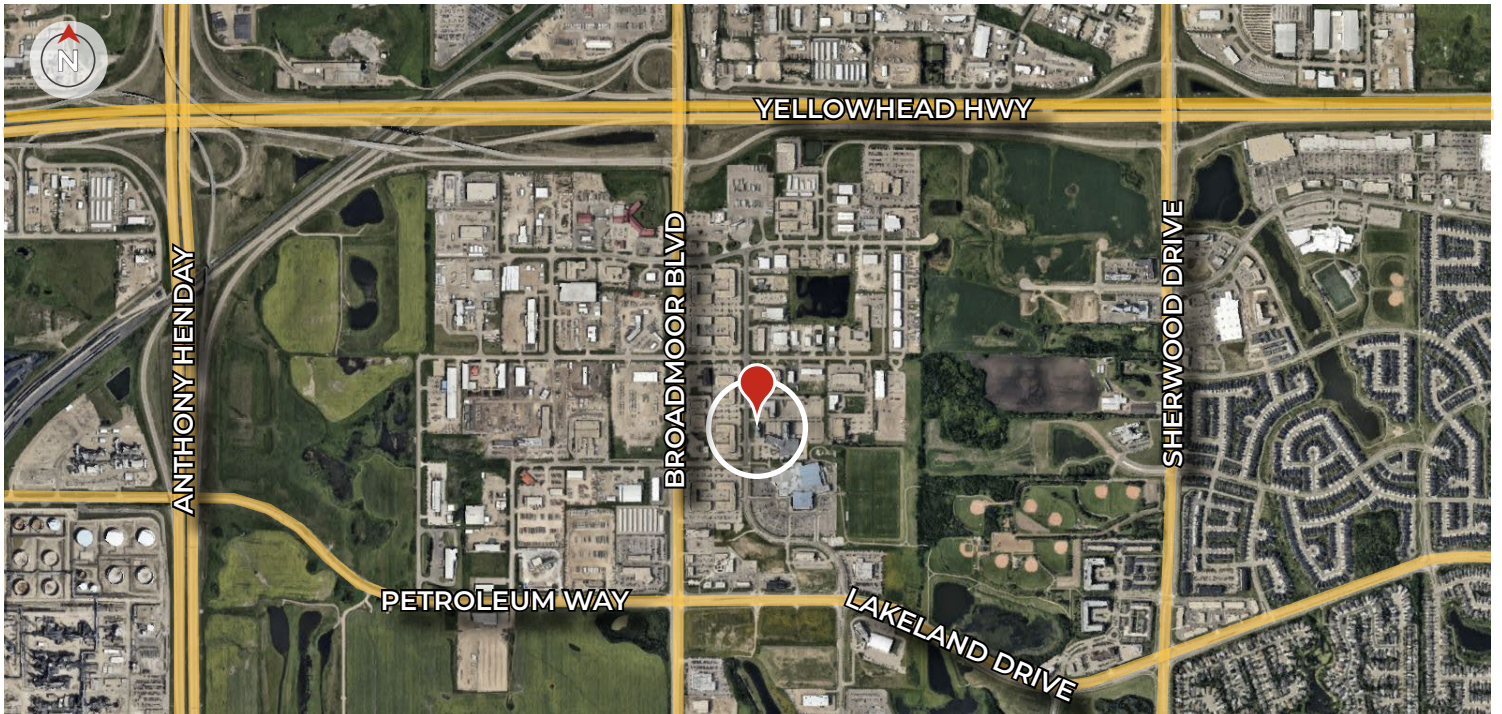
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## LOCAL MAP



## REGIONAL MAP

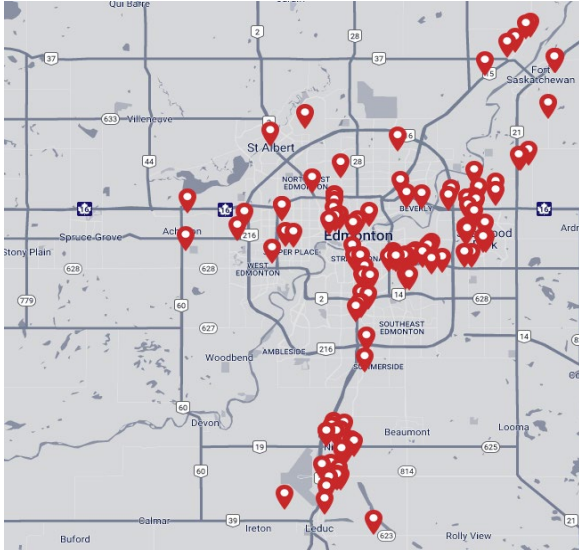


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# ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the CoStar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.



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