

Courtesy Of Wayne C Paradis Of RE/MAX River City

# \$749,000 - 103 118 Provincial Avenue, Sherwood Park

MLS® #E4427140

**\$749,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Sherwood Business Park, Sherwood Park, AB

INVESTMENT OPPORTUNITY. Existing tenant has just exercised his option to renew his lease until October 31, 2030. 3405 sf tilt up concrete office warehouse condo in Sherwood Park. This 30' x 83.5' bay offers a 2405 SF floor plate and an additional 1000 SF of finished load bearing concrete mezzanine. Roof top HVAC, radiant heat in warehouse, 14' x 12' grade loading door and 225 amp 3 Phase power. Fully sprinklered , 20' clear warehouse ceiling height. Condo Fees \$559.39/month

Built in 2016

## Essential Information

MLS® #	E4427140
Price	\$749,000
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Industrial
Status	Active

## Community Information

Address	103 118 Provincial Avenue
Area	Sherwood Park
Subdivision	Sherwood Business Park
City	Sherwood Park
County	ALBERTA



Province AB  
Postal Code T8H 0Z7

**Exterior**

Exterior Concrete, Tilt-Up  
Roof Tar & Gravel  
Construction Concrete, Tilt-Up

**Additional Information**

Date Listed March 24th, 2025  
Days on Market 10  
Zoning Zone 25

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Listing information last updated on April 3rd, 2025 at 6:17am MDT