

## \$749,000 - 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

OWNER/USER OPPORTUNITY. Existing tenant has lease until October 31, 2025 and willing to leave sooner if earlier possession is needed. 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	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	84
Zoning	Zone 25

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Listing information last updated on June 16th, 2025 at 9:32am MDT