



Industrial For Sale

Sherwood Park 25 Sherwood Business Park **LP: \$649,000**

#230 120 Pembina RD **Lse Rate:** **M**

SP:

Trans Type: For Sale **Listing ID #:** E4257178

Sale Type: **Land Size SF:**

Zoning: Industrial **Land Size Acres:**

Prop Taxes: 7,703.87 / 2020 **Lot Frontage:**

Other Types: IND **Subj Prop Width:**

ACTIVE

3,183 sqft commercial space available for sale in Westana Village. The main floor is 2,249 sqft consisting of 934 sqft of open space with 2pc bathroom at the front and 1,315 sqft of warehouse space with 2pc bathroom at the back. There is also 934 sqft of mezzanine area. The front area of the building, along with the mezzanine, is currently leased by a pilates studio and the rear warehouse is leased to a mechanic. Both leases expire in March 2022 and the current tenants are prepared to sign long term leases. This makes a great investment property or you can choose to use it for yourself.

Directions:

Virtual Tour:

Brochure:

<u>Property Details</u>		<u>Multi Family</u>	
Ownership Interest:	Private	# of Storeys:	Total # of Units: 0
Title to Land:	Fee Simple	# of 1 Bedroom Apts:	# of Bachelor Apts:
Env Asmt Phase:		# of 2 Bedroom Apts:	# of Penthouse Apts:
RPR Survey Available:	No	# of 3 Bedroom Apts:	# of Other Units:
Seller Rights Res:	No	# of 4+ Bedroom Apts:	# of Parking Spaces:
<u>General Building Details</u>		<u>APOD Information</u>	
Building Type:	Condo Complex, Multi Tenant/Multi Plex	Gross Operating Income:	
Construction:	Precast	Other Income:	
Subject Space SqFt:	3,183	Effective Gross Income:	
Subject Space Width:		Expense Total:	
Year Built:	2010	Total Op Expenses:	
<u>Land</u>		Net Operating Income:	
Site Services:		Cap Rate:	
<u>Water Supply:</u>		<u>Business/Business w/Property</u>	
Sewer / Septic:		Major Business Type:	Other/See Remarks
		Minor Business Type:	Other/See Remarks

Lease Details

Lease Type: **Lease Op Cost SqFt:**

Net Lse Rate SF/Annum: **Subject Space SqFt:** 3,183

Lease Term (in Months): **Lease SubLease:**

