Industrial For Lease

LP: $0

Sherwood Park | Sherwood Business Park | 25 | **Lse Rate:** $14.00

#250 120 Pembina RD | T8H 0M2 | **SP:**

ACTIVE

Listing ID #:	E4245411		
Trans Type:	For Lease	**Linc #:**	L333303421
Sale Type:		**Land Size SF:**	
Zoning:	comm	**Land Size Acres:**	
Prop Taxes:	7,690.86 / 2020	**Lot Frontage:**	
Other Types:	IND, OFC	**Subj Prop Width:**	

Schedule a Showing

Legal Plan/Block/Lot: 1025984 / 0 / 0 **Unit #:** 10 **M:** **R:** **T:** **S:** **Q:**

Sherwood Business Park 3,247 sqft office and warehouse bay. Main floor is 2,320 sqft of open bay with a bathroom. Bay size: 28.9' x 80' with 14' overhead rear door. Solid precast concrete and steel construction. 10 parking stalls per bay allocation. Upstairs is 927 sqft which is professionally finished with 2 offices, boardroom, kitchenette and bathroom.

Private Remarks:

Virtual Tour: **Brochure:**

Property Details		**Multi Family**	
Ownership Interest:	Private	**# of Storeys:**	**Total # of Units:** 0
Title to Land:		**# of 1 Bedroom Apts:**	**# of Bachelor Apts:**
Env Asmt Phase:		**# of 2 Bedroom Apts:**	**# of Penthouse Apts:**
RPR Survey Available:		**# of 3 Bedroom Apts:**	**# of Other Units:**
Seller Rights Res:	No	**# of 4+ Bedroom Apts:**	**# of Parking Spaces:**
		APOD Information	
General Building Details		**Gross Operating Income:**	
Building Type:	Condo Complex, Multi Tenant/Multi Plex	**Other Income:**	
Construction:	Precast	**Effective Gross Income:**	
Subject Space SqFt:	3,247	**Expense Total:**	
Subject Space Width:	80.00	**Total Op Expenses:**	
Year Built:	2010	**Net Operating Income:**	
		Cap Rate:	
Land		**Business/Business w/Property**	
Site Services:		**Major Business Type:**	
Water Supply:		**Minor Business Type:**	
Sewer / Septic:			

Lease Details

Lease Type:	Net	**Lease Op Cost SqFt:**	$3.97
Net Lse Rate SF/Annum:	$14.00	**Subject Space SqFt:**	3,247
Lease Term (in Months):	36	**Co-Op Commission Lease:**	2%

Appointment Name:	David Goodchild	**Appointment:**	Call Lister
Appointment Phone #:	780-819-0978		
Listing Agent:	David K Goodchild - Ph: 780-819-0978		
Listing Agent Email:	david@goodchildproperties.com		
Listing Firm:	RE/MAX Elite	**Listing Agent URL:**	https://goodchildrealty.com/
	Off#: 780-464-4100	**Listing Date:**	5/21/2021 **DOM:** 53
Listing Agent 2:		**Possession:**	/ / immediate
Listing Firm 2:		**Co-Op Commission:**	

Pending Date:		**Input Date:**	5/21/2021 2:34 PM
Sold Date:	**Sold Price:**	**Expiry Date:**	5/30/2022
Adjustment Date:			
Buyer Agent:		**Buyer Agent 2:**	
Buyer Office:		**Buyer Office 2:**	