Industrial Condo For Sale

MOODY'S

Royal LePage Prestige Realty | 425-450 Ordze Rd, Sherwood Park, AB T8B0C5

Village Square Condominiums

Industrial Condo For Sale

193 Athabascan Avenue, Sherwood Park, AB, T8A 4C8







Listing Details | Industrial Condo For Sale

Secondary Uses	**Office**	Days On Market	**4 days**
Condo	**Yes**	Date Listed	
Total Available Space	**1,582 SF**	Last Modified	
Asking Price	**$395,000**	Listing ID	**45938275**
Listing Price Per SF	**$249.68**	Clear Height	**-**
Cap Rate (Actual)	**-**	Ceiling Height	**-**
Show Instructions		Dock High Doors	**-**
Vacant	**No**	Grade Level Doors	**-**
Vacant Date	**2/28/2027**	Condo Fee Desc.	**510.05**
Available Date	**3/01/2027**	Parking Spaces	**5**

Property Details

Property Type	**Industrial**	Year Built/Renovated	**-**
Sub Type	**-**	Primary Construction	**-**
Zoning	**-**	Occupancy Type	**-**
Building Status	**-**	Parcels	**-**
Building Size	**-**	Legal Owner	**-**
Land Size	**-**	Submarket	**-**

Description

Position your business for success in this versatile industrial bay, thoughtfully configured to balance professional office space with practical warehouse and storage capacity. The main floor offers a spacious reception area, private office, kitchenette, 2-piece bathroom, and multiple storage rooms. Upstairs, the 800 sqft mezzanine provides two additional offices—one with dedicated storage—plus a 3-piece bathroom. A separate area of the mezzanine offers valuable flexibility for future office expansion or additional shop storage (the mezzanine is not included in the square footage). The warehouse is designed for efficient day-to-day operations, featuring 12' overhead door, rear man door, a dedicated tool crib, and an additional 2-piece bathroom conveniently located in the shop. With its adaptable layout and well-integrated amenities, this smaller bay is an excellent fit for a wide range of businesses seeking functional office, warehouse, and storage space in one location. Adjoining space of 2,163 sqft is also available.

Contact



David Goodchild
780-819-0978
david@goodchildproperties.com

Royal LePage Prestige Realty

MOODY'S

© Copyright Catylist. All Rights Reserved. The information presented herein is provided as is, without warranty of any kind. Neither the administrators of this site nor Catylist assume any liability for errors or omissions.