

FOR SALE

\$810,500.00

UNIT 465

UNIT 469

INDUSTRIAL/WAREHOUSE BAYS

465 - 469 Sioux RD NW, Sherwood Park, AB

Property Description

These industrial/warehouse bays are available for immediate sale, with an additional ± 659 SF mezzanine, bringing the total usable space to $\pm 3,901$ SF.

Ideally located in Sherwood Park, AB, the property provides convenient access to major transportation routes and surrounding commercial hubs.

The zoning supports a wide range of commercial and industrial uses, including warehouse, distribution, and office applications.

Features include:

- Two 12' x 12' overhead doors per unit
- Approximately 18' clear ceiling height
- Built-in washroom
- Two electrical panels
- Rooftop units



RAVI THAKUR, MBA, ACP

Vice President | Retail Sales & Leasing, New Developments

(780) 994 1646

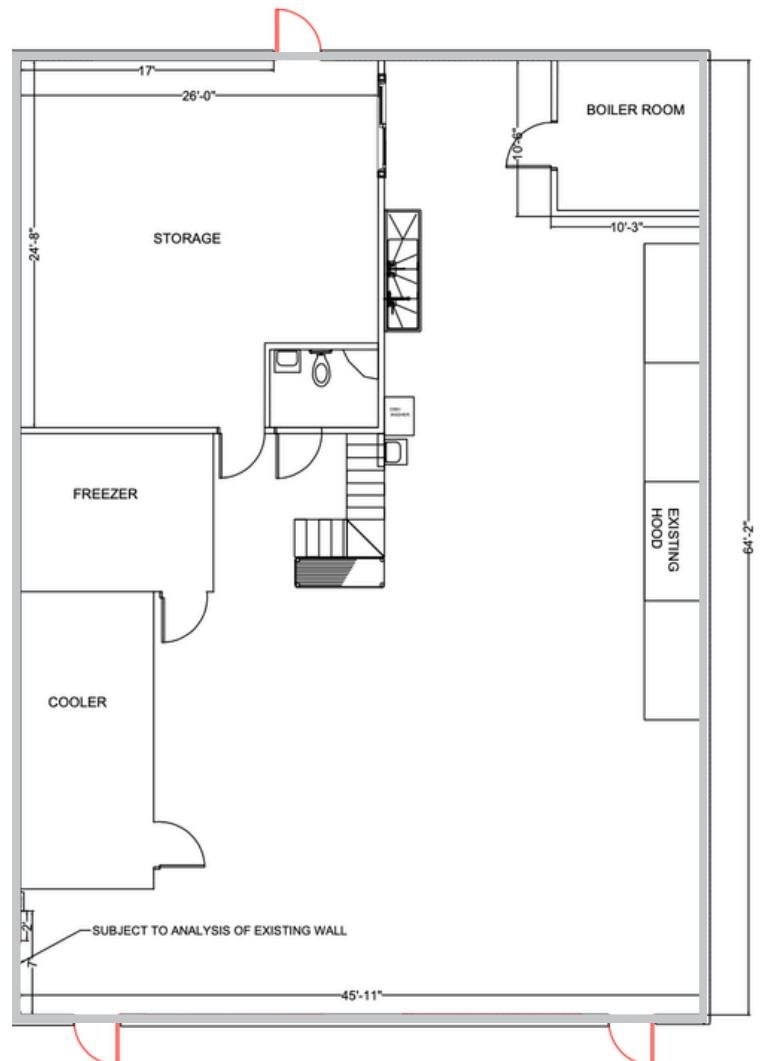
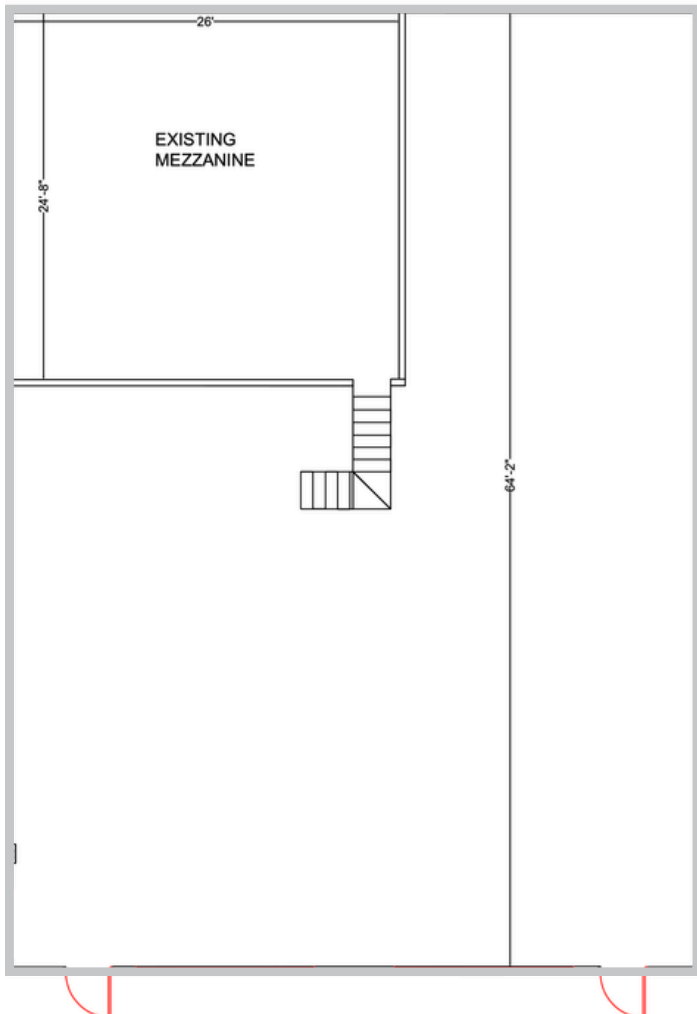
✉ ravi.thakur@remaxexcellence.com

REMAX
Excellence

REMAX
COMMERCIAL

PROPERTY DETAILS

Available Area	Units 465 - 469: ±3,242 SF plus ±659 SF mezzanine
Legal	Condo Plan 8022258, Units 7/8
Zoning	C5 - Service Commercial
Loading	Grade (3) - 12' x 12' (one per bay)
Selling Price	Units 465 - 469: \$810,500.00
Ceiling Height	18 Feet approximately
Possession	Immediate
Common Area Expenses (Does not include property tax.)	\$2.80 PSF (Property Taxes excluded)





CONTACT:

RAVI THAKUR, MBA, ACP

Vice President | Retail Sales & Leasing, New Developments

☎ (780) 994 1646

✉ ravi.thakur@remaxexcellence.com

