

\$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 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 7:17am MDT