

FOR SALE

**Owner/User Opportunity
3405 Sf Office/Warehouse Condo
#103, 118 Provincial Avenue
Sherwood Park, AB. T8H 0Z7
\$729,000.000**



Property Highlights:

- Westana Village Phase III, 10" insulated precast concrete construction.
- +/- 2400 SF floorplate, 1000 SF of concrete Q-deck Mezzanine
- 20' Clear warehouse ceiling height, 120/208V 225 Amp 3 Phase power.
- Roof top HVAC, radiant heating in warehouse, fully sprinklered complex.
- Excellent access to Yellowhead Trail and Anthony Henday traffic corridors.
- Leased until October 31, 2026, Tenant willing to leave with 60 day notice.

Contact

Wayne Paradis
RE/MAX River City
Commercial Division
780-439-7000 office
780-953-9934 cell
[**wparadis@remax.net**](mailto:wparadis@remax.net)



Additional Property Details:

Address: 103, 118 Provincial Avenue

Legal: Plan 1620215 Unit 9

Size: 3405 SF, includes 1000 SF Mezz

Taxes: \$10,679.41 (2025)

Condo Fees: \$559.39 /month

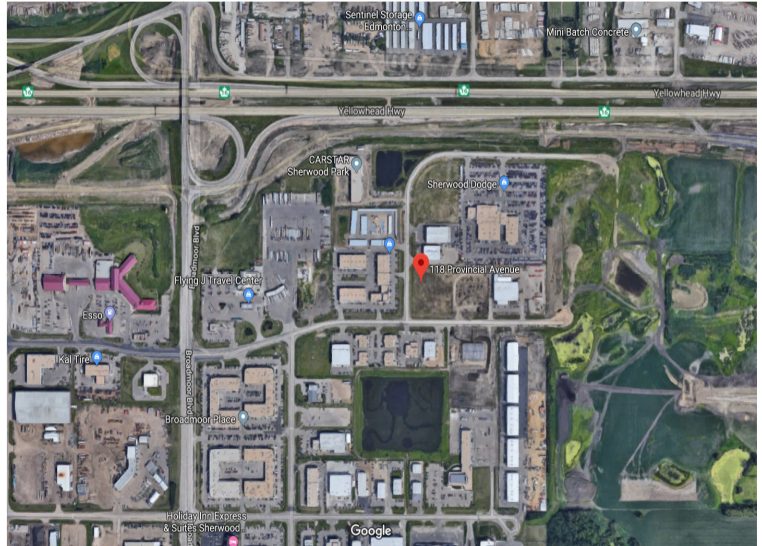
Zoning: DC- 48 – Area A

Loading: 1 - 12'x14' Grade Doors

Year Built: 2016

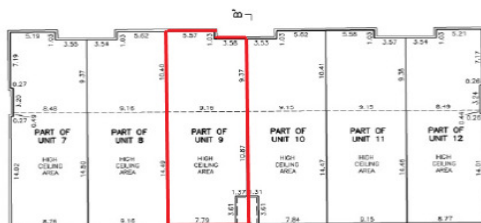
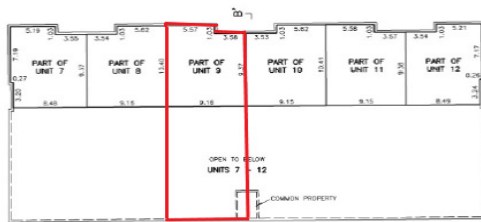
Sale Price:

Price: \$729,000.00



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