

FOR SALE

4514 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



120-140 2210 Premier Way, Sherwood Park, AB

INDUSTRIAL BAYS FOR SALE

Property Highlights

- Investment bay with national tenant and upside potential
- Business Condo With High Visibility On Premier Way
- Located Just North Of Millennium Place In Sherwood Business Park
- Quick Access To Yellowhead Trail And Anthony Henday Drive
- Medium Industrial (IM) Zoning
- Ample Parking On Site

Contact

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780.488.0888



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#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



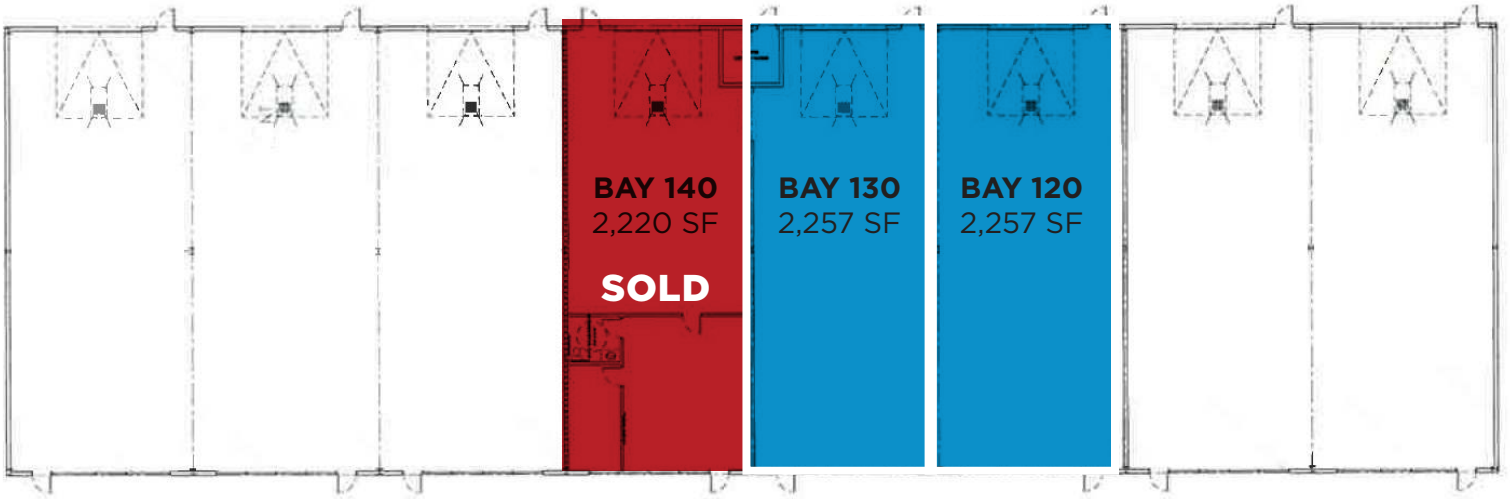
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Floor Plan



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INDUSTRIAL BAYS ON PREMIER WAY

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Property Information

Municipal Address: 2210 Premier Way, Sherwood Park, AB

Size: **BAY 120** 2,257 Sq. Ft. (+/-)

BAY 130 2,257 Sq. Ft. (+/-)

BAY 140 2,220 Sq. Ft. (+/-) **SOLD**

Zoning: IM (Medium Industrial)

Parking: Ample

Loading: Two 12x14 overhead doors grade

Possession: Immediate

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Asking Price: **Bay 120 & 130** \$970,510

Cap Rate: **Bay 120 & 130** 4.35% (National Tenant)
Below Market Rent

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