

# 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, 2025, Tenant willing to leave early if necessary.

## Contact

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

**RE/MAX**  
COMMERCIAL®

## 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

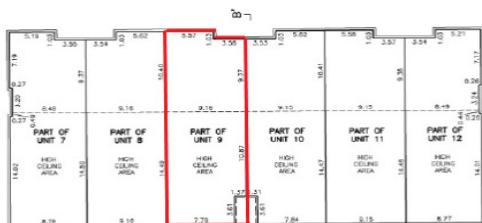
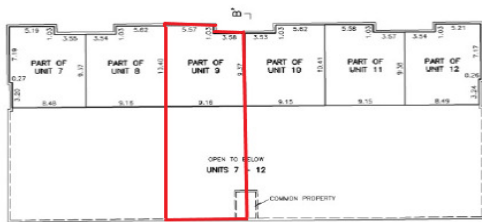
**Zoning:** DC- 48 – Area A

**Loading:** 1 - 12'x14' Grade Doors

## Sale Price:

**Price:** \$729,000.00





## Contact

Wayne Paradis

RE/MAX River City

Commercial Division

780-439-7000 office

780-953-9934 cell

[wparadis@remax.net](mailto:wparadis@remax.net)

**RE/MAX**  
COMMERCIAL®