



130, 280 Portage Close

Sherwood Park, Alberta

OFFICE / WAREHOUSE CONDOMINIUM | MILLENNIUM BUSINESS PARK

- ±2,313 sq ft main floor with grade loading
- ±342 sq ft finished mezzanine office (additional)
- IM Medium Industrial zoning
- Net leased with flexible possession

Property Overview

Clean, functional office and warehouse condo in Millennium Business Park. This ±2,313 sq ft unit offers 357 sq ft of developed office space on the main floor with work area, coffee station, and a 2 piece washroom, plus a ±342 sq ft finished mezzanine with two private offices. The mezzanine area is additional and is not included in the total square footage.

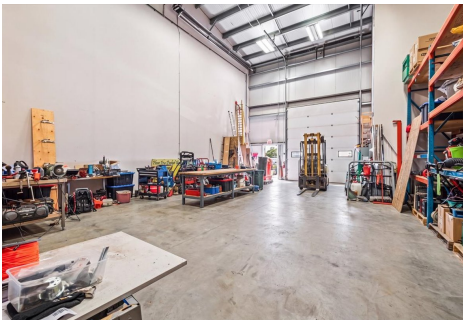
The warehouse features a ±23.78 ft ceiling height to roof peak, a 14 ft x 12 ft grade loading door, radiant tube heating, modern shop lighting, and a built-in tool and storage room. Rooftop HVAC serves the office areas. Built in 2013 with steel frame and insulated metal panel construction, interior developed in 2015.

IM Medium Industrial zoning permits a wide range of office, warehouse, service, and light industrial uses. Three assigned parking stalls at the front with fenced rear storage available through the complex. Minutes to Highway 16, Anthony Henday, and Baseline Road with quick access across the Edmonton region.

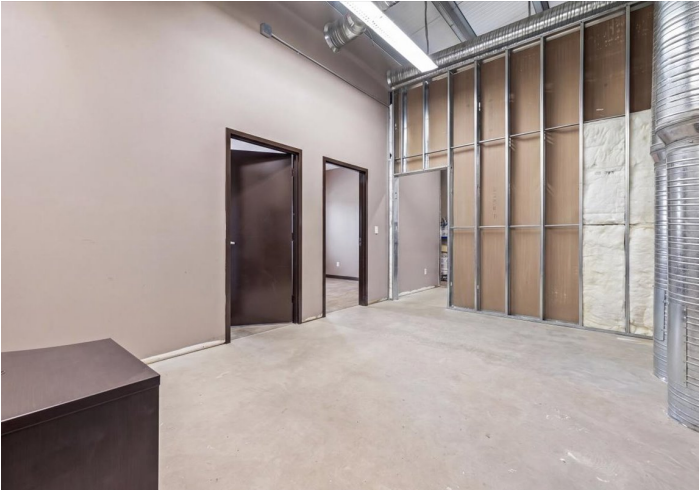
Currently net leased to a long-term tenant at \$42,000 per year with the current term expiring September 30, 2026. The tenant would love to stay, giving a purchaser a genuine choice: keep the income in place or take occupancy for your own operation. A rare opportunity in a segment with limited supply and consistent demand.

KEY DETAILS

Main Floor Area	±2,313 sq ft
Main Floor Office	357 sq ft developed
Mezzanine	±342 sq ft finished (additional)
Legal Description	Plan 1324979, Unit 7
Zoning	IM Medium Industrial
Year Built	2013, developed 2015
Ceiling Height	±23.78 ft to roof peak
Loading	14 ft x 12 ft grade door
Heating	Radiant tube; rooftop HVAC
Parking	3 assigned front stalls
Storage	Fenced rear yard available
Lease Status	Net leased, \$42,000/yr
Term Expiry	September 30, 2026
Tenant	Long-term occupant, open to staying



Property Photos



Property Photos



Some images have been digitally decluttered to show the space. Tenant belongings shown or removed do not form part of the sale.

Prepared by Ryan McDonald, Homeward Real Estate Group | Century 21 Masters. Areas per professional measurement; mezzanine area is additional and not included in the stated total. Information is believed reliable but is not guaranteed. Buyers and their representatives should verify all figures, measurements, and lease terms independently. E&OE.

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