



214 & 240 Sioux Road

Sherwood Park, Alberta

Property Specifications

Unit 214

- 5,365 sq.ft.± improved with 2 offices, kitchenette, server room, storage mezzanine
- 12' x 14' grade level door

Unit 240

- 6,280 sq.ft.± improved with main floor office/reception area
- 8' x 10' dock level door

Each bay:

- Sprinkered
- 24' clear height
- Convenient access to Anthony Henday Drive, Yellowhead Trail and HWY 21



Frank Gibson

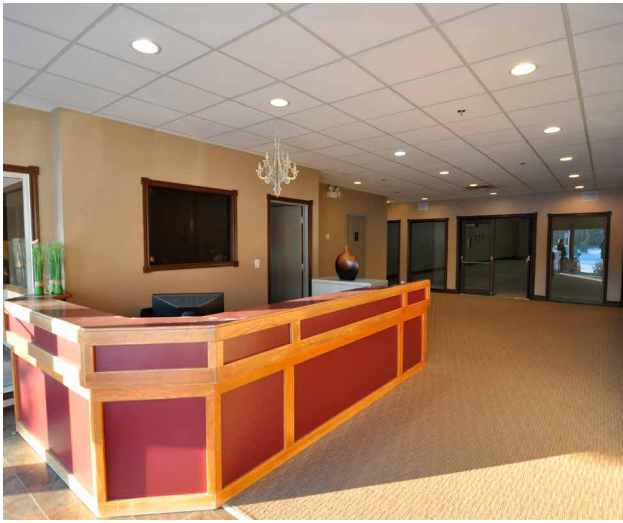
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For Lease
Sherwood Park

214 & 240 Sioux Road

Sherwood Park, Alberta

Lease Information:

SIZE	Unit 214: 5,365 sq.ft.± Unit 240: 6,280 sq.ft.±
LEGAL DESCRIPTION	Plan 7722065, Block 7, Lot 5
ZONING	C5 - Service Commercial (with IHO Overlay)
LOADING	Unit 214: Grade Unit 240: Dock
CEILING	24' clear
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$4.18/sq.ft./annum (2017) Includes building insurance, property taxes, common area maintenance and management fees
POSSESSION	Immediate



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