



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE/LEASE

WESTANA VILLAGE, PHASE III

108 & 118 Provincial Avenue, Sherwood Park, AB

High Quality Construction At Attractive Pricing
Project 58% Sold!



3,405 - 17,137 SQ. FT. COMMERCIAL BAYS AVAILABLE IMMEDIATELY FOR SALE / LEASE

Property Highlights

- ±3,455 sq. ft. industrial bays for sale/lease
- 1,000 sq. ft. concrete mezzanine per bay
- Concrete precast building structure
- New construction completed in 2016
- Single bays available or can be sold or leased in combination with neighbouring units
- Developer can complete build out and deliver units move-in ready if desired
- Located in the Westana Village Phase III complex with excellent access to Yellowhead Trail, Anthony Henday Drive and Petroleum Way



BRONWYN SCRIVENS

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June 2, 2017



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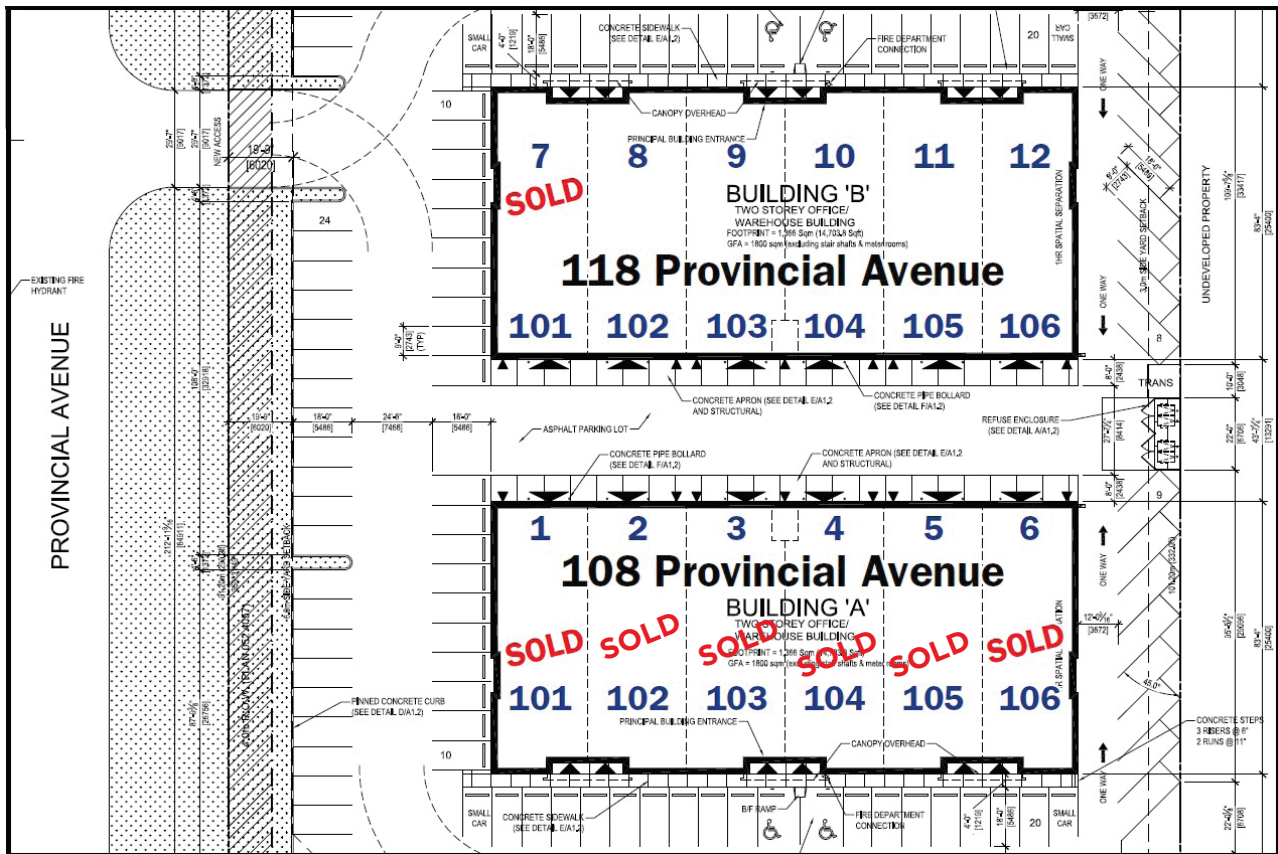
108 & 118 Provincial Avenue, Sherwood Park, AB

Building Features

AVAILABLE SIZE:	3,405 sq. ft. - 17,137 sq. ft. contiguous
CONSTRUCTION:	10" insulated concrete precast structure (R20 walls, R30 roof)
DEMISING WALLS:	Drywall and steel studs, one-hour fire rated
WINDOWS:	Sealed glazing on aluminum frames, tinted
PLUMBING:	Roughed grade level, two piece washroom
PARKING:	116 parking stalls (3.2 stalls/100 m2)
SITE:	2.21 acres, asphalt top
SPRINKLERS:	Sprinklered throughout both buildings

LANDSCAPING:	Concrete sidewalks, landscaped site
OPERATING COSTS:	\$4.00 per sq. ft. (2017 est.)
ZONING:	DC 48 - Direct Control Area A
CEILING HEIGHT:	22' (20' clear)
LOADING:	Grade (12' x 14') overhead door
POWER (TBC):	100 Amp, 120/208 Volt, 3-phase
HEATING:	Roof mounted HVAC, radiant heat to warehouse
YEAR BUILT:	2016
AVAILABILITY:	Immediately

Site Plan



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Price List

108 PROVINCIAL AVE. PHASE III - SOUTH Building FEBRUARY 2017

BAY #	Measurement (ft) (sq.ft.)			TOTAL	LIST PRICE	condo fees	lease rate
Unit #	Width	Length	main/Mezz			\$1.50 psf	
1	29.60	83.25	2,443	3,417.0	SOLD		
101	29.60	34.50	974				
2	30.00	83.25	2,454	3,455.0	SOLD	\$426	\$13.50
102	30.00	34.33	1,001				
3	30.00	83.25	2,405	3,405.0	SOLD	\$426	\$13.50
103	30.00	34.33	1,000 utility rm				
4	30.00	83.25	2,405	3,405.0	SOLD	\$426	\$13.50
104	30.00	34.33	1,000 utility rm				
5	30.00	83.25	2,454	3,455.0	SOLD	\$432	\$14.00
105	30.00	34.33	1,001				
6	29.60	83.25	2,443	3,417.0	SOLD		
106	29.60	34.50	974				

118 PROVINCIAL AVE. PHASE III - NORTH Building

BAY #	Measurement (ft) (sq.ft.)			TOTAL	LIST PRICE	condo fees	lease rate
Unit #	Width	Length	main/Mezz			\$1.50 psf	
7	29.60	83.25	2,443	3,417.0	SOLD	\$427	\$14.27
101	29.60	34.50	974				
8	30.00	83.25	2,454	3,455.0	\$725,000	\$432	\$13.63
102	30.00	34.33	1,001				
9	30.00	83.25	2,405	3,405.0	\$670,000	\$426	\$12.79
103	30.00	34.33	1,000 utility rm				
10	30.00	83.25	2,405	3,405.0	\$670,000	\$426	\$12.79
104	30.00	34.33	1,000 utility rm				
11	30.00	83.25	2,454	3,455.0	\$690,000	\$432	\$12.98
105	30.00	34.33	1,001				
12	29.60	83.25	2,443	3,417.0	\$700,000	\$427	\$13.32
106	29.60	34.50	974				

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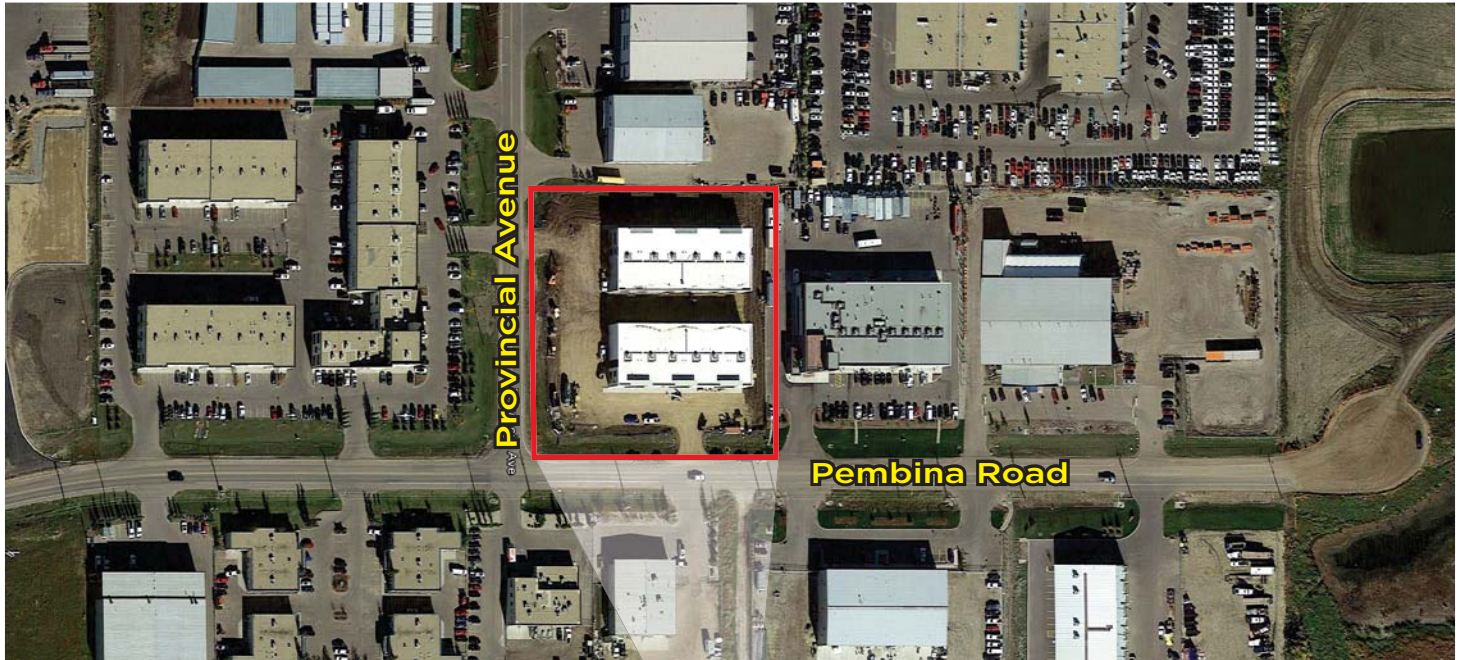
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Aerial



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