

# \$838,760 - 465-469 Sioux Road, Sherwood Park

MLS® #E4424637

**\$838,760**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Broadmoor Centre, Sherwood Park, AB

Industrial/Warehouse bays approximately 3,242 square feet and available for sale immediately. The property is located in Sherwood Park, AB with easy access to and from the location to major highways including Sherwood Park Freeway and Anthony Henday. There is additional approximately 659 square feet mezzanine, which makes total usable space size as 3,901 square feet. These improved units have two overhead doors (12X12 feet), approximately 18 feet ceiling height and, built in washroom with, roof top units and two electrical panels. The zoning allows variety of commercial and industrial usages including warehouse, distribution Centre and offices.

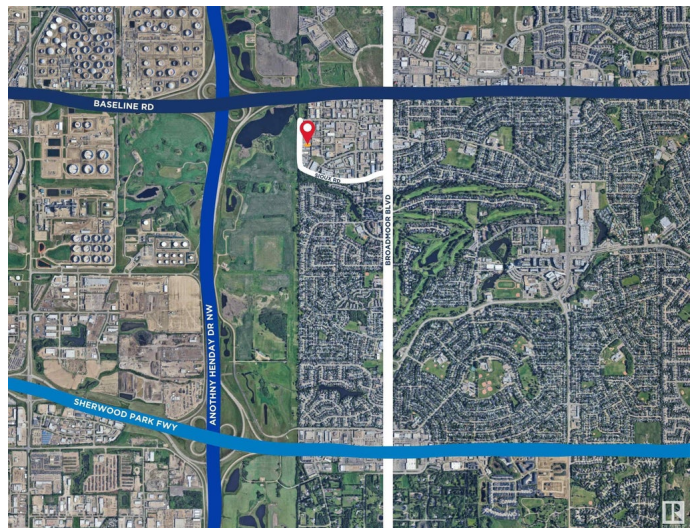
Built in 1980

## Essential Information

MLS® #	E4424637
Price	\$838,760
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Industrial
Status	Active

## Community Information

Address 465-469 Sioux Road



Area	Sherwood Park
Subdivision	Broadmoor Centre
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4H2

### **Exterior**

Exterior	Block
Construction	Block

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	45
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 1:02pm MDT