

# \$535,680 - 473 Sioux Road, Sherwood Park

MLS® #E4424645

**\$535,680**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Broadmoor Centre, Sherwood Park, AB

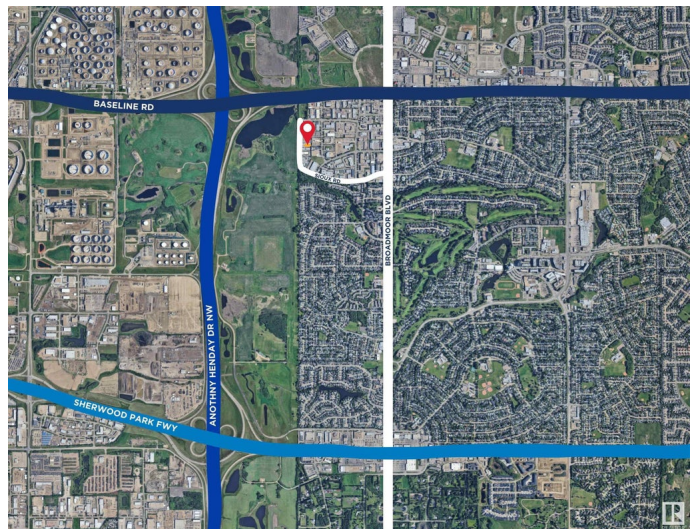
This corner Industrial bay is approximately 1,984 square feet and is available for sale immediately. The property is located in Sherwood Park, AB just off Baseline Road, with easy access to and from Sherwood Park Freeway, Yellowhead Trail and Anthony Henday Drive. There is additional approximately more than 686 square feet mezzanine, which makes the usable space size around 2,670 square feet. This improved unit has an overhead door (12X12 feet), approximately 18 feet ceiling height, built in washroom and an electrical panel with front as partial retail or office space. The zoning (C5) allows variety of commercial and industrial usages including warehouse, distribution Centre and offices.

Built in 1980

## Essential Information

MLS® #	E4424645
Price	\$535,680
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Industrial
Status	Active

## Community Information



Address	473 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	44
Zoning	Zone 25

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Listing information last updated on April 19th, 2025 at 9:32am MDT