

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

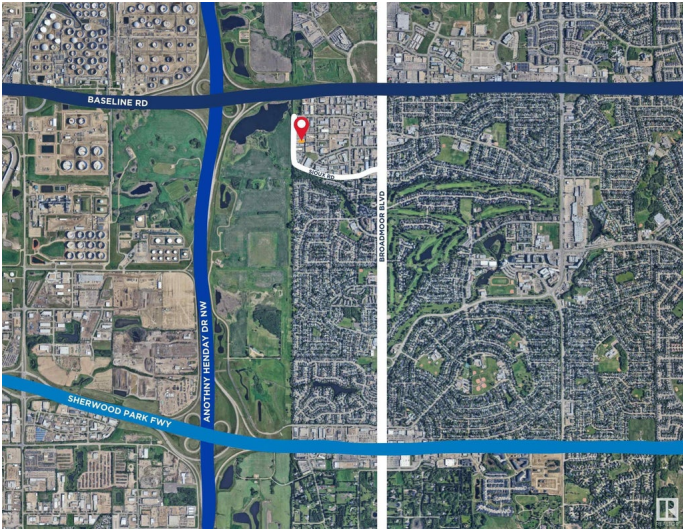
MLS® #E4424645

**\$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 | 175             |
| Zoning         | Zone 25         |

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Listing information last updated on August 28th, 2025 at 4:18pm MDT