

# \$7,750,000 - 63 Strathmoor Drive, Sherwood Park

MLS® #E4456318

**\$7,750,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Strathmoor Industrial Park, Sherwood Park,  
AB

27,545 sq.ft.± office/warehouse building available for sale or lease on 2.45 acres± at 63 Strathmoor Drive in Sherwood Park. The building includes 2,600 sq.ft.± of office/showroom with six offices, reception, lunchroom, and open showroom space. Features include drive-through grade loading, 16 grade-level doors, trench drains, dual-compartment sumps, and three cranes (3-ton, 2-ton, and 1-ton jib). Ceiling height is 24'± clear with LED lighting, radiant tube heating in the warehouse, and RTU heating in the office. Zoned IM (Medium Industrial) with access to Yellowhead Trail and Anthony Henday Drive.

Built in 2007

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4456318    |
| Price      | \$7,750,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2007        |
| Type       | Industrial  |
| Status     | Active      |

## Community Information

Address 63 Strathmoor Drive



|             |                            |
|-------------|----------------------------|
| Area        | Sherwood Park              |
| Subdivision | Strathmoor Industrial Park |
| City        | Sherwood Park              |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T8H 2B6                    |

### Exterior

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 25             |

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Listing information last updated on September 15th, 2025 at 7:17am MDT