

# \$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	4
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 September 9th, 2025 at 5:32pm MDT