

INDUSTRIAL FOR SALE

271 Sherwood Road



Industrial - For Sale

271 Sherwood Road, Charlottetown, PE C1E 0E5

kww COMMERCIAL
ADVISORS[®]

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271 SHERWOOD ROAD

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Each Office Independently Owned and Operated

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SECTION I PROPERTY OVERVIEW

EXECUTIVE SUMMARY

271 SHERWOOD ROAD



OFFERING SUMMARY

PID #:	1028372
YEAR BUILT:	2007
BUILDING SIZE:	4,280 SF
HEATING:	Oil fired hot water in floor
ELECTRICAL:	200 AMP Single Phase
LOT SIZE:	37,462 SF
PARKING:	20+
LOADING:	Dock & grade level loading
ZONING:	M2 (Heavy Industrial)
ASSESSED VALUE:	\$410,300
ASSESSED OWNER:	Rock Investments Holdings Ltd.
LIST PRICE:	\$1,650,000

PROPERTY OVERVIEW

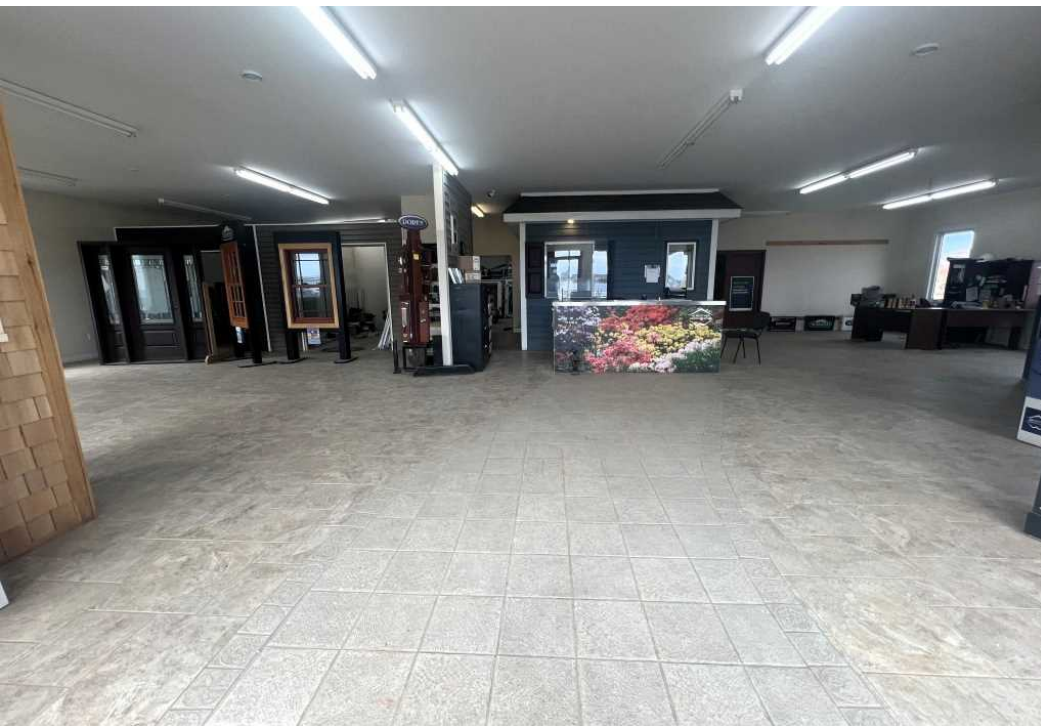
4,280 SF wood frame building with nicely built-out showroom/office space to the front with reception area and warehouse storage in the back with both dock and grade level loading doors. Situated on 37,462 SF of land, this provides ample parking for employees/customers and plenty of room for trucks to load at the back.

LOCATION OVERVIEW

Conveniently located off of a high profile corner of Mt Edward & Sherwood Rd, the subject property is amongst many car dealerships and other retail/industrial users. The M2 heavy industrial zoning offers users a wide variety of purposes for the property.

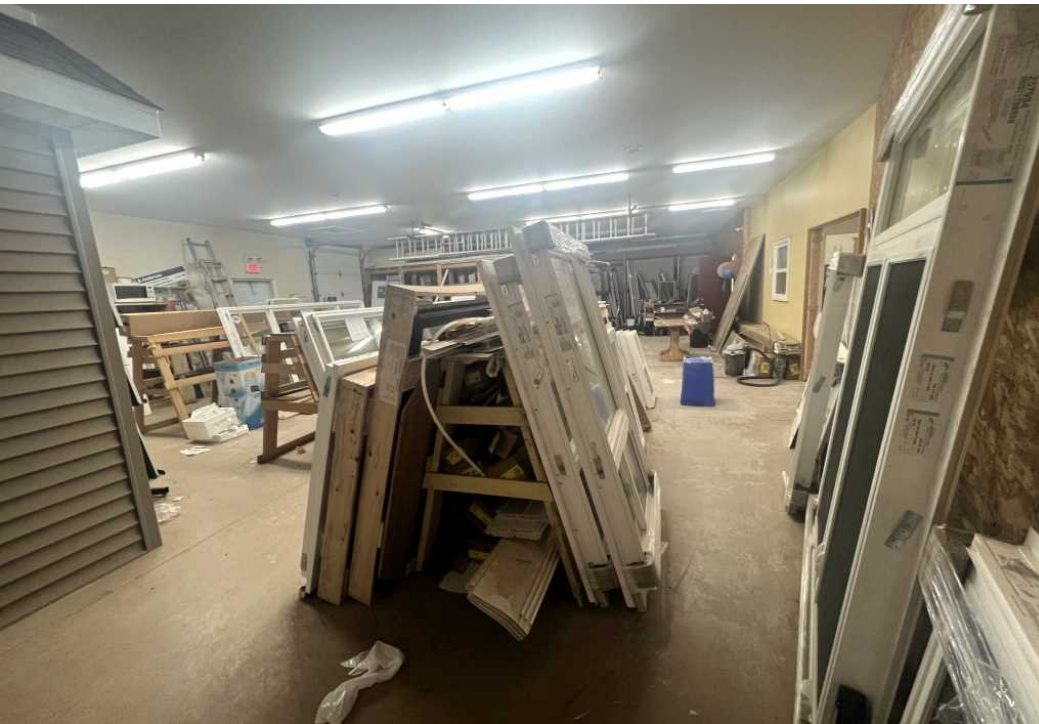
PROPERTY PHOTOS

271 SHERWOOD ROAD



PROPERTY PHOTOS

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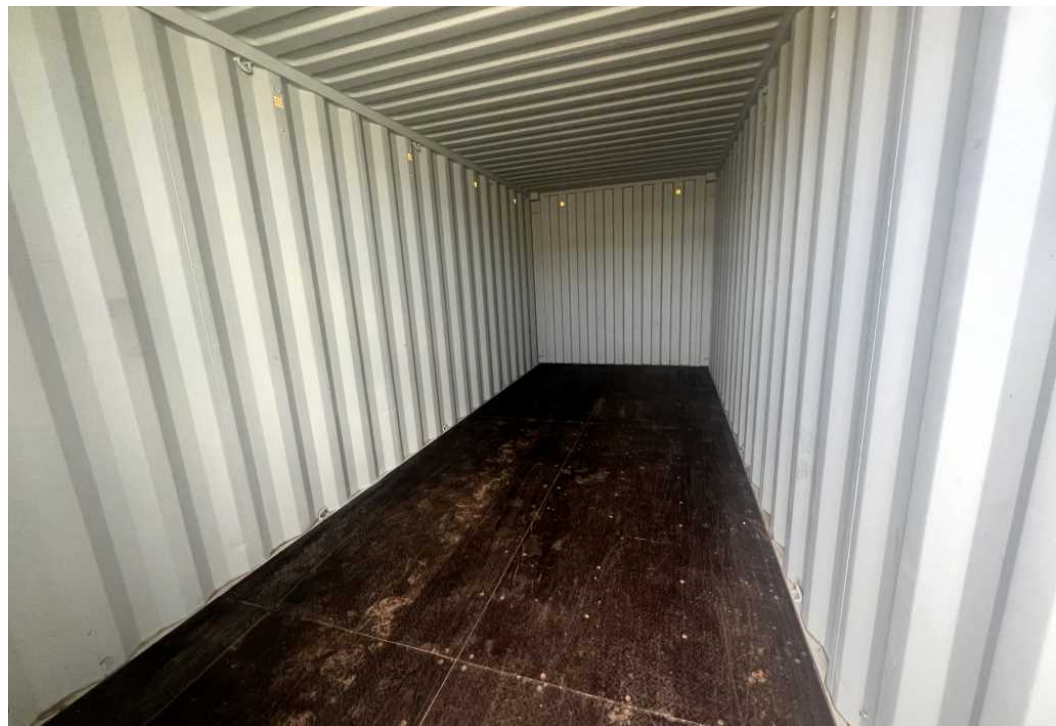
PROPERTY PHOTOS

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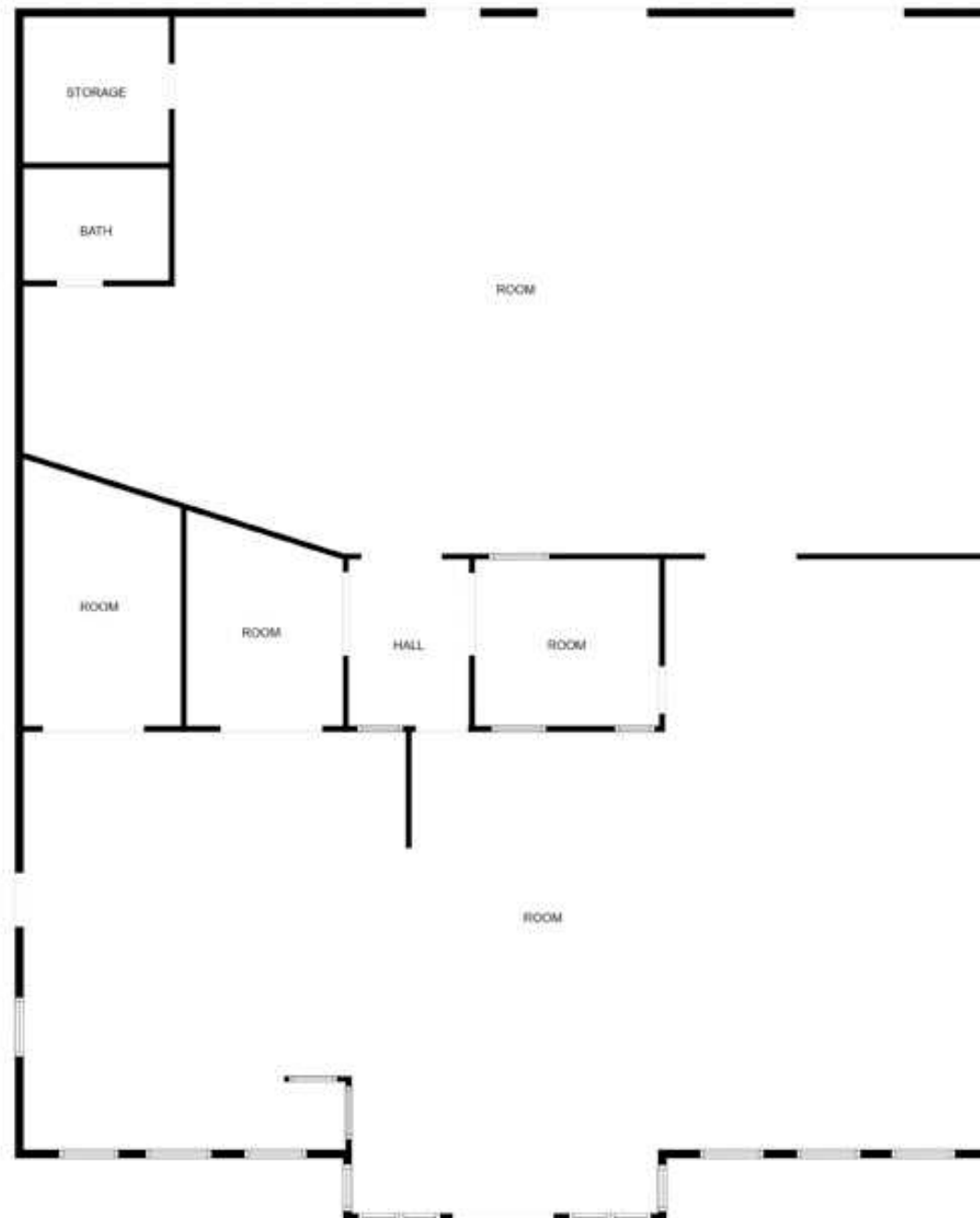
PROPERTY PHOTOS

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FLOOR PLAN

271 SHERWOOD ROAD

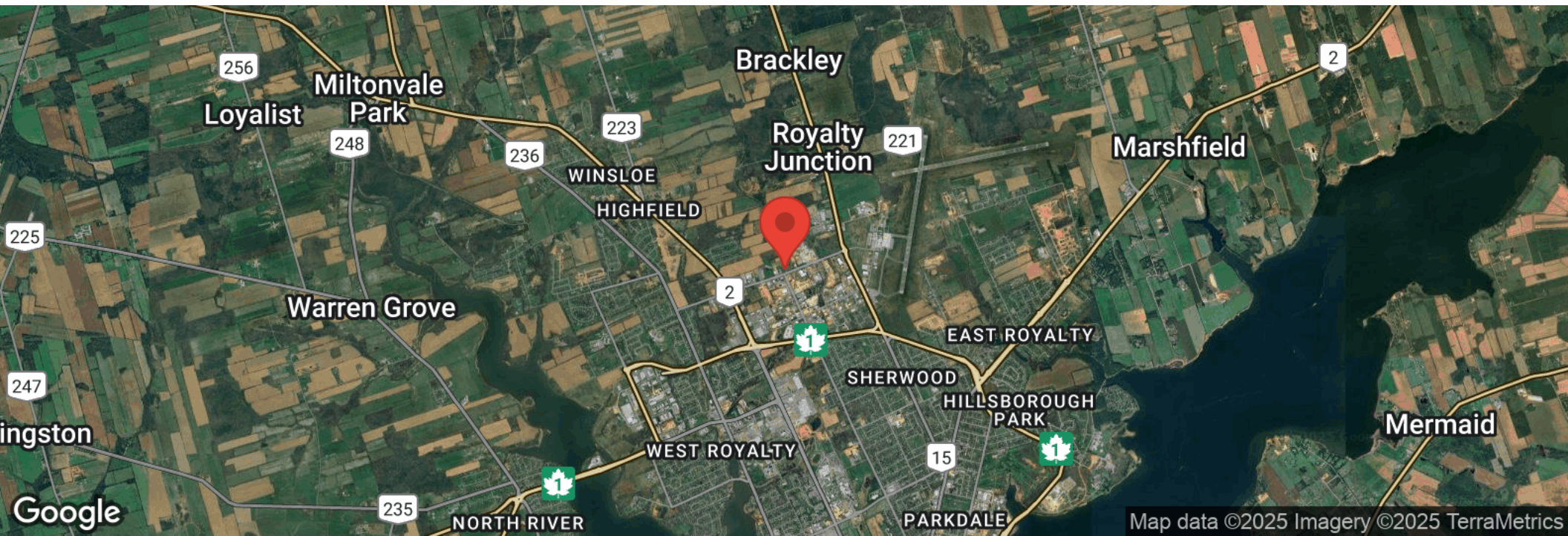
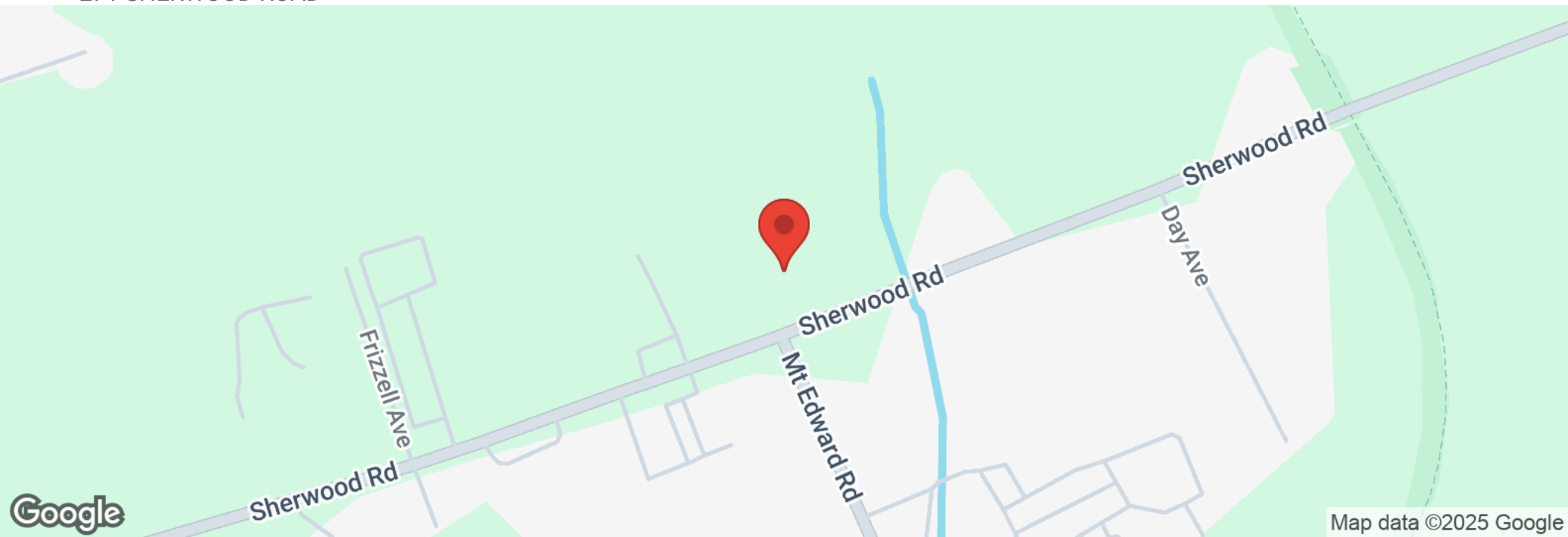




SECTION II LOCATION OVERVIEW

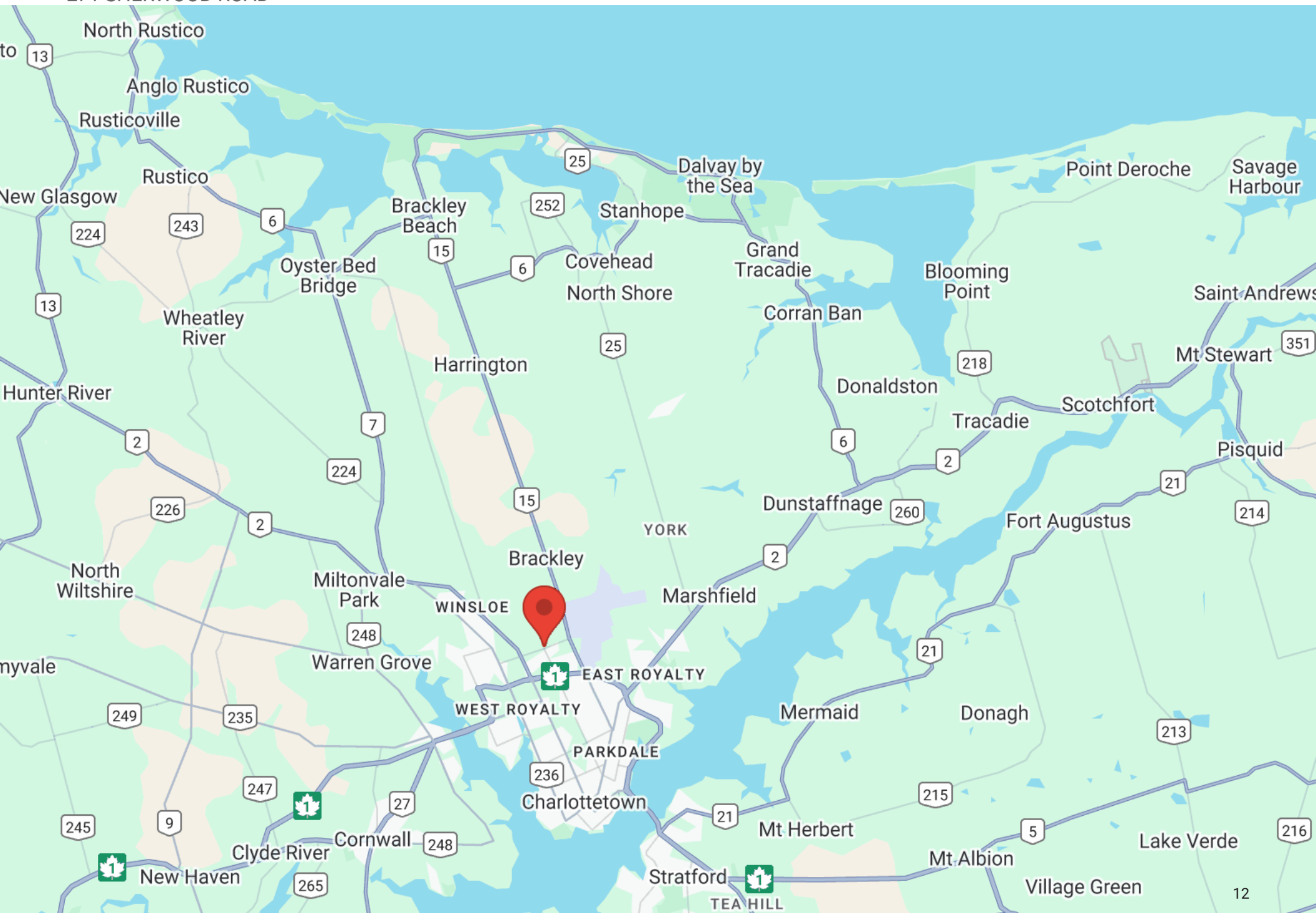
LOCATION MAPS

271 SHERWOOD ROAD



REGIONAL MAP

271 SHERWOOD ROAD





SECTION III CONTACT INFORMATION

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