

# FOR SALE/LEASE

## SHERWOOD PARK OFFICE CONDO

#129, 65 Chippewa Road, Sherwood Park, AB



### HIGHLIGHTS

- 2,050 sq ft (+/-) main floor modern office/retail condo
- Features reception area, open work spaces, 3 offices, boardroom, kitchen, 2 washrooms, and storage areas
- Located within a modern, professional complex
- Free surface parking
- Prime exposure to Chippewa Road & Athabasca Avenue
- Conveniently located with excellent access to Baseline Road, Broadmoor Blvd and Anthony Henday

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REALTY™**

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6940-76 Avenue NW Edmonton, AB T6B 2R2

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## PROPERTY DETAILS

|                   |  |
|-------------------|--|
| MUNICIPAL ADDRESS | #129, 65 Chippewa Road,<br>Sherwood Park, AB |
| LEGAL DESCRIPTION | Condo Plan: 0320643;<br>Unit: 8              |
| ZONING            | C5 (Service Commercial)                      |
| TYPE OF SPACE     | Commercial                                   |
| SIZE              | 2,050 sq ft (+/-)                            |
| HVAC              | Yes  |
| POSSESSION        | Negotiable                                   |

## FINANCIALS

|                 |  |
|-----------------|--|
| SALE PRICE      | <del>\$695,000</del> \$635,000   |
| LEASE RATE      | <del>\$18.00/sq ft</del> \$16.00/sq ft   |
| OPERATING COSTS | \$5.90/sq ft (taxes, building<br>insurance, snow removal,<br>property maintenance) |
| CONDO FEES      | \$433.45/month (building<br>insurance, snow removal,<br>property maintenance)      |
| TAXES           | \$6,885.50 (2018)  |



## ADDITIONAL INFO

- Air conditioned
- Other uses in the complex include dentist, insurance agency, dance studio, orthotic clinic, pharmacy, travel agency, accountant, real estate brokerage, telecommunications among others

## PROPERTY LOCATION



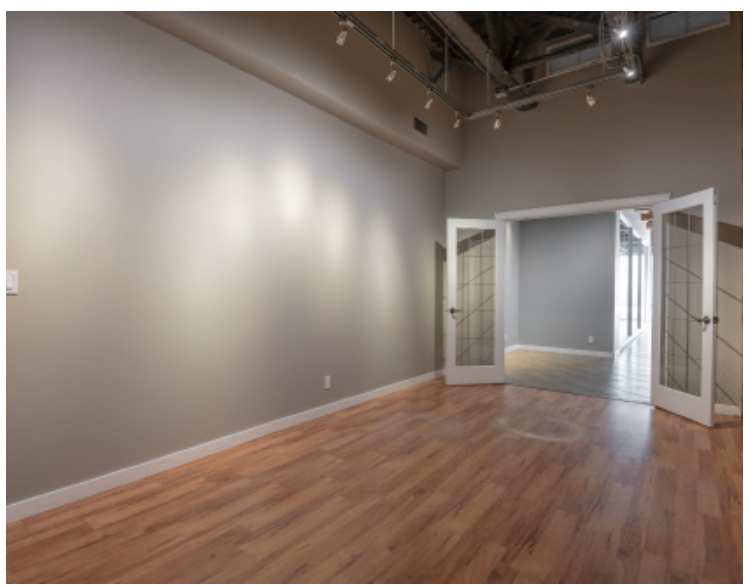
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# ADDITIONAL PHOTOS

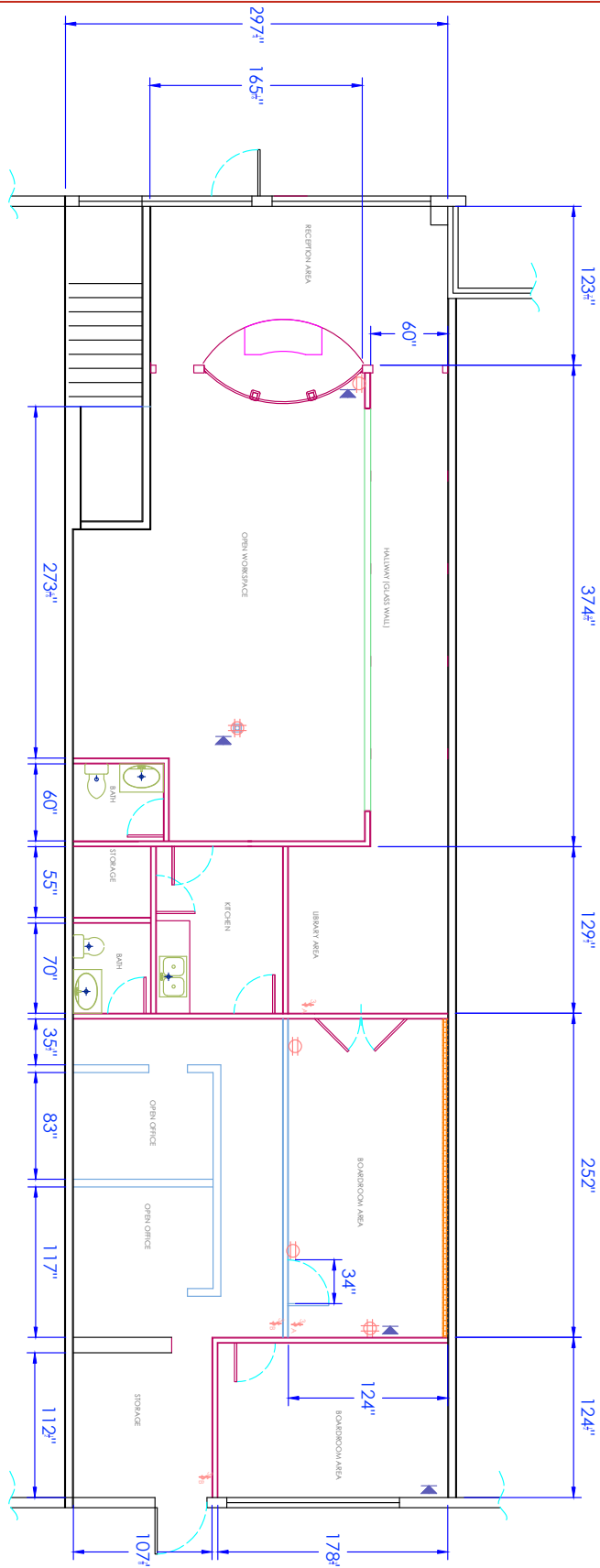


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# FLOOR PLAN



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