

FOR SALE

INVESTMENT OPPORTUNITY AT WYE BUSINESS CENTRE 450 Ordze Road, Sherwood Park, AB



Main Floor Condo Units Available as Investment

We are pleased to offer the opportunity to acquire two units for sale in the Wye Business Centre. All available units have existing leases in place with qualified tenants. This is an excellent opportunity for investors to acquire a desirable, care-free office/retail investment space in Sherwood Park.

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**ROYAL PARK
REALTY™**

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Wye Business Centre | Sherwood Park - Investment Opportunity



Property Information

MUNICIPAL ADDRESS	450 Ordze Road, Sherwood Park, Alberta T8B 0C5
LEGAL DESCRIPTION	Condo Plan: 1923384
ZONING	DC 19 Area "B"
BUILDING C	
MAIN FLOOR UNIT	3,100 sq ft ±
PARKING	3.4/100 m ²

Property Highlights

- Prominent signage opportunities, abundant on-site parking, bicycle storage, elevator access
- Close proximity to numerous amenities
- Located just off Wye Road
- Easy access to main arterial routes
- Walking distance to Ordze Transit Centre
- Sherwood Park continues to experience strong population growth with an above average income, allowing for increased retail spending



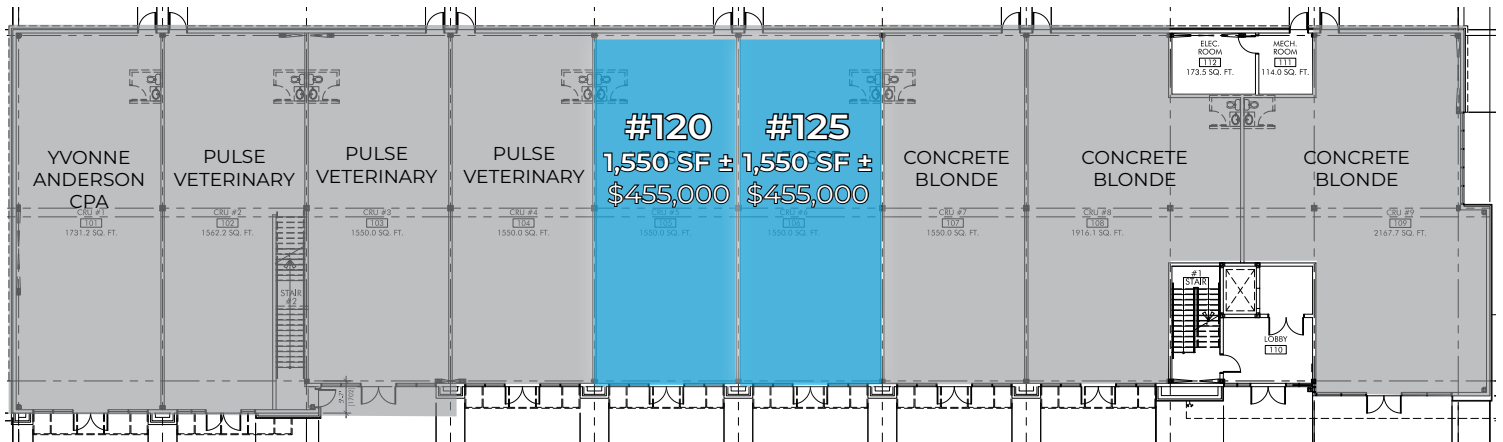
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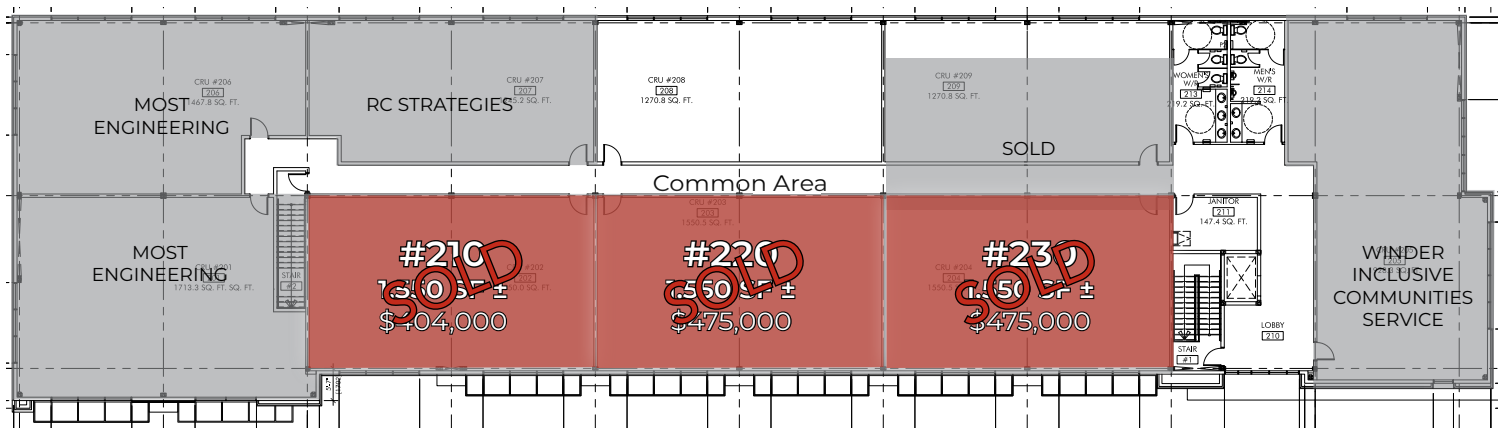
Building C - Main Floor



OFFERING 1

SIZE	SALE PRICE	CAP RATE	LEASE EXPIRY
3,100 sq ft (+/-)	\$870,000	6.8%	January 31, 2026

Building C - 2nd Floor



OFFERING 2

SIZE	SALE PRICE	CAP RATE	LEASE EXPIRY
4,650 sq ft (+/-)	\$1,140,000	6.5%	January 31, 2025

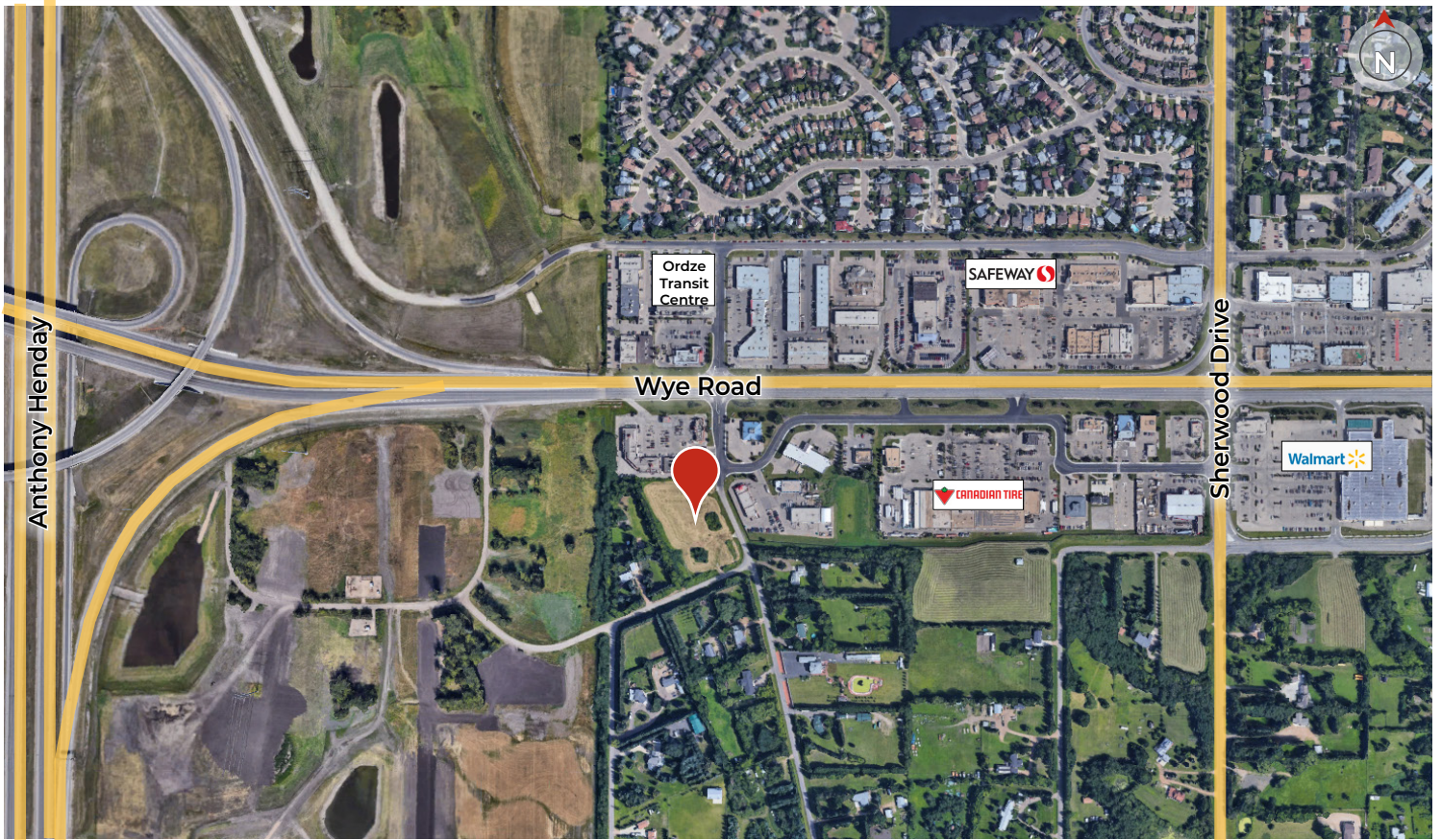


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Wye Business Centre | Sherwood Park - Property Location



Sherwood Park Demographics

98,381



Population

\$160,655



Average Income

1.4 Million



Market Area Pop'l

39



Average Age

*Quality Based on **Results**, Not **Promises**.*

Contact Our Team For More Information

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