

# FOR SALE/LEASE

## MAIN FLOOR UNIT AT WYE BUSINESS CENTRE

#400 & #405, 450 Ordze Road, Sherwood Park, AB



### HIGHLIGHTS

- 3,100 sq ft (+/-) main floor commercial unit
- Built out as a turnkey gym space
- Located just off Wye Road with excellent access & close proximity to numerous amenities
- Join other retailers including Pulse Veterinary, Registry on Wye, Concrete Blonde & more!

### CONTACTS

#### SCOTT ENDRES

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# Wye Business Centre | Sherwood Park - Main Floor Unit For Sale/Lease



Excellent opportunity for:

- Dental 
- Optometrist 
- Office 
- Retail/Cafe 

## Property Information

MUNICIPAL ADDRESS	#400 & #405, 450 Ordze Road, Sherwood Park, Alberta
LEGAL DESCRIPTION	Condo Plan: 1923384 Units: 16 & 17
ZONING	<a href="#">DC 19 Area "B"</a>
DEVELOPMENT	Wye Business Centre
SPACE AVAILABLE	3,100 sq ft ±
PARKING	Scramble
SIGNAGE	Facade & Pylon
POSSESSION	Immediate

## Financial Information

Sale Price:	Market
Assessed Value:	\$961,000.00 (2023)
Condo Fees:	\$1,147.84/month (2024)
Property Taxes:	\$13,267/annum (2023)
Lease Rate:	\$20.00/sq ft
Operating Costs:	\$8.72/sq ft (2023)
Term:	Negotiable



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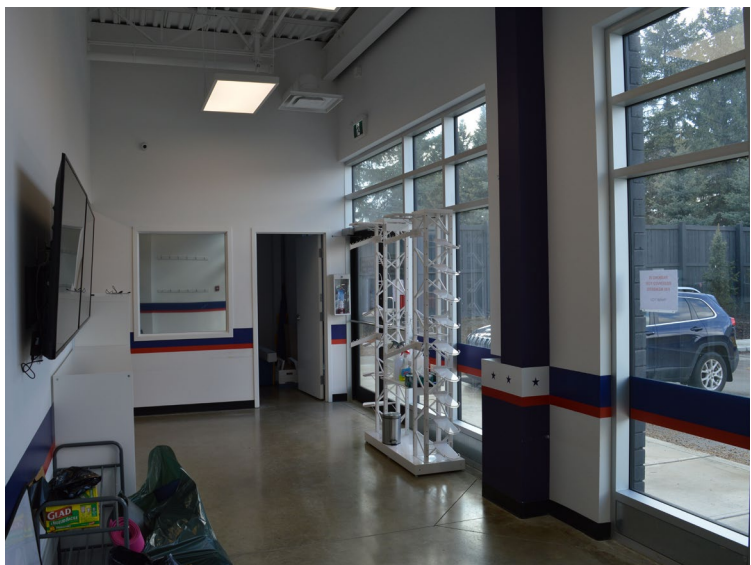
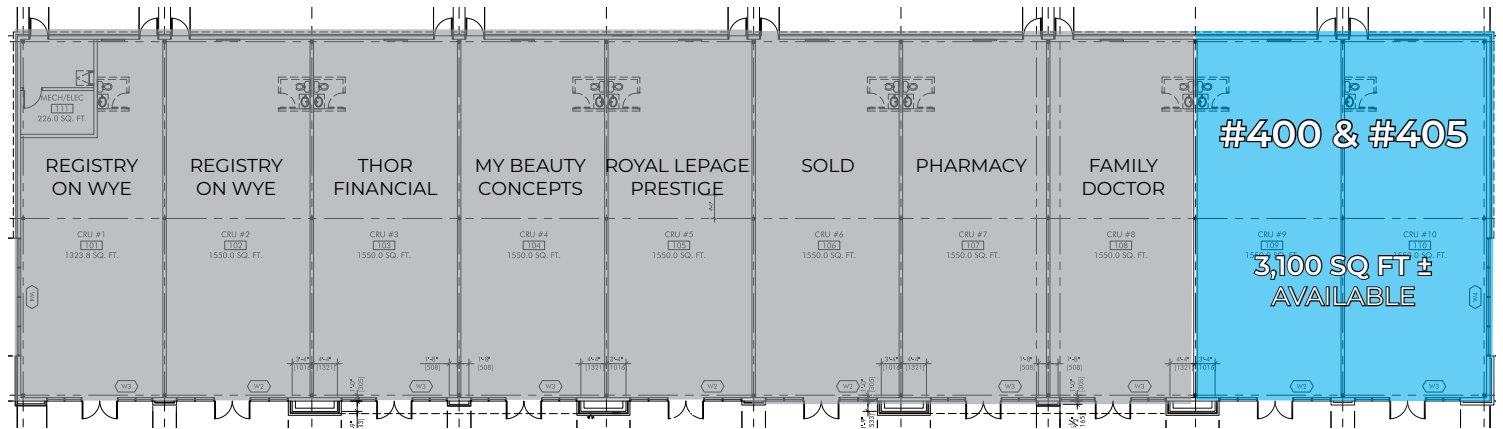
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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## Building B - Main Floor



## Additional Features

- 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

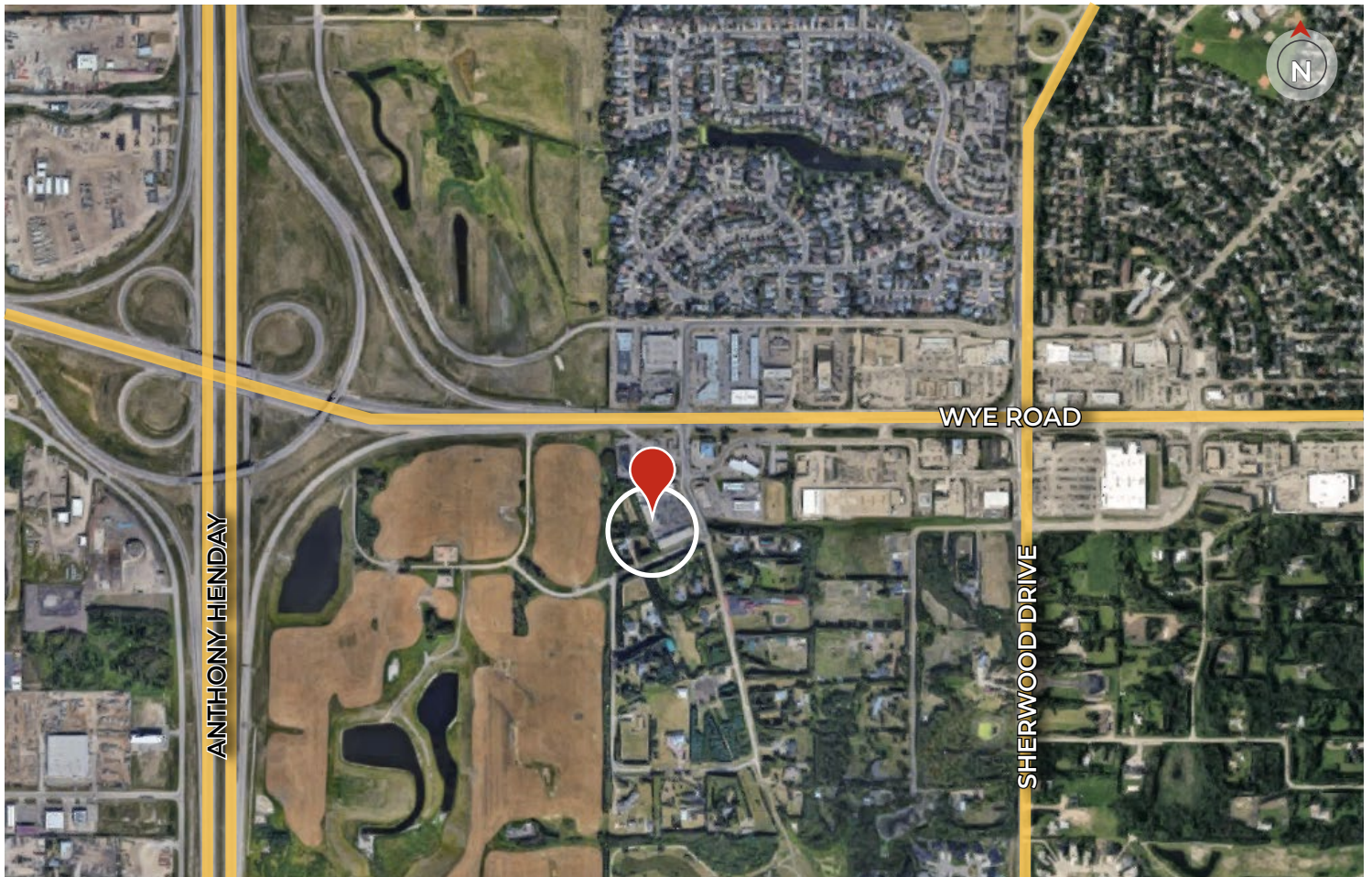


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### WE BELIEVE:

- The clients' needs are our primary concern.
- Properties should be aggressively marketed using creative sales techniques.
- Service means personal and frequent contact.
- The best approach is a candid and honest one.
- Quality is measured by performance, not promises.



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