

# FOR SALE/LEASE

## 2ND FLOOR OFFICE SPACE

#216, 160 BROADWAY BLVD, SHERWOOD PARK, AB



### HIGHLIGHTS

- 1,354 sq ft ± fully finished office space
- 2nd floor walk up in a professional building
- 5 offices, boardroom, reception, kitchen and 2 washrooms
- 200 Amp service
- MLS # E4397685



### CONTACT

#### MARCUS SCHWABE

Senior Associate

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#### CO-LISTING

#### REMAX REAL ESTATE

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	#216, 160 Broadway Blvd, Sherwood Park, AB
LEGAL DESCRIPTION	Plan 0823730; Unit: 14
TYPE OF SPACE	Office
ZONING	C5 (Service Commercial)
SPACE SIZE	1,354 sq ft ±
HEATING	RTU with air conditioning
POWER	200 Amp
PARKING	2 dedicated stalls plus ample on-site parking



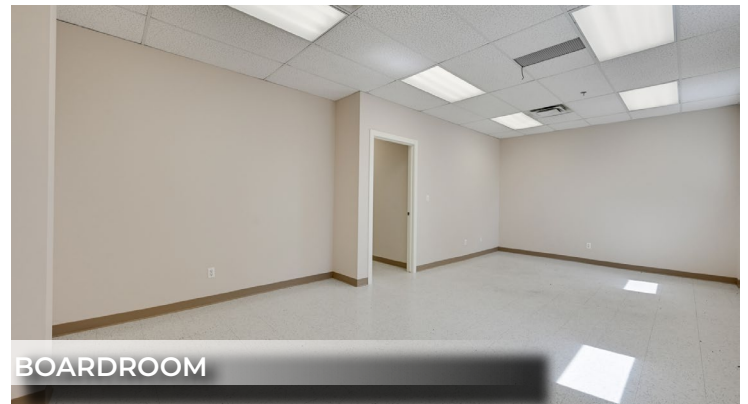
RECEPTION AREA



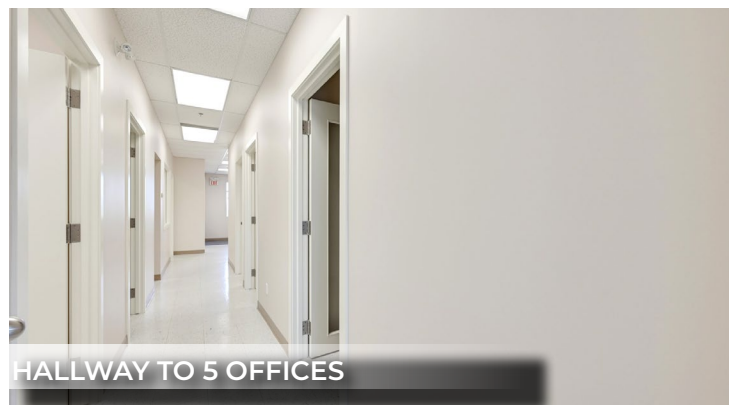
SECOND FLOOR ENTRANCE



BRIGHT, CLEAN OFFICES



BOARDROOM



HALLWAY TO 5 OFFICES



KITCHEN

## FINANCIALS

SALE PRICE	\$299,000.00
PROPERTY TAXES	\$5,496.88/yr (2024)
LEASE RATE	\$13.00/ sq ft
OP COSTS	\$9.53/sq ft
POSSESSION	Immediate



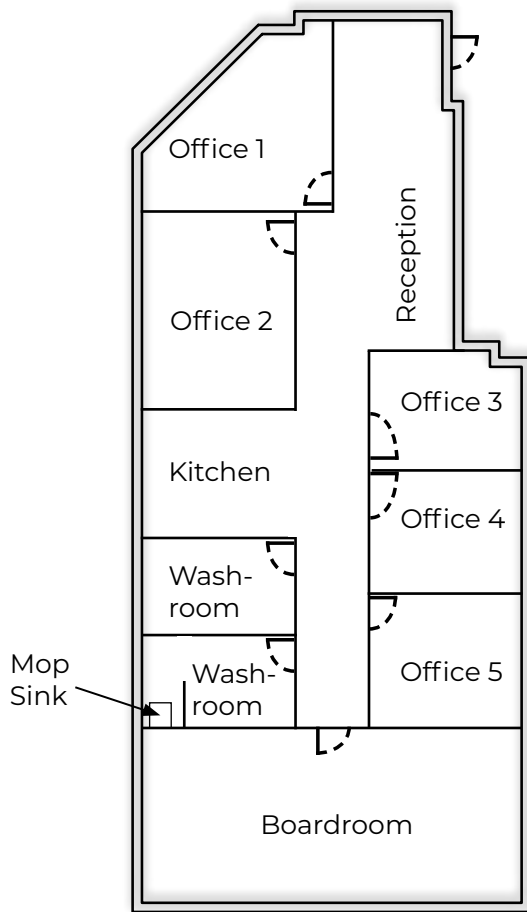
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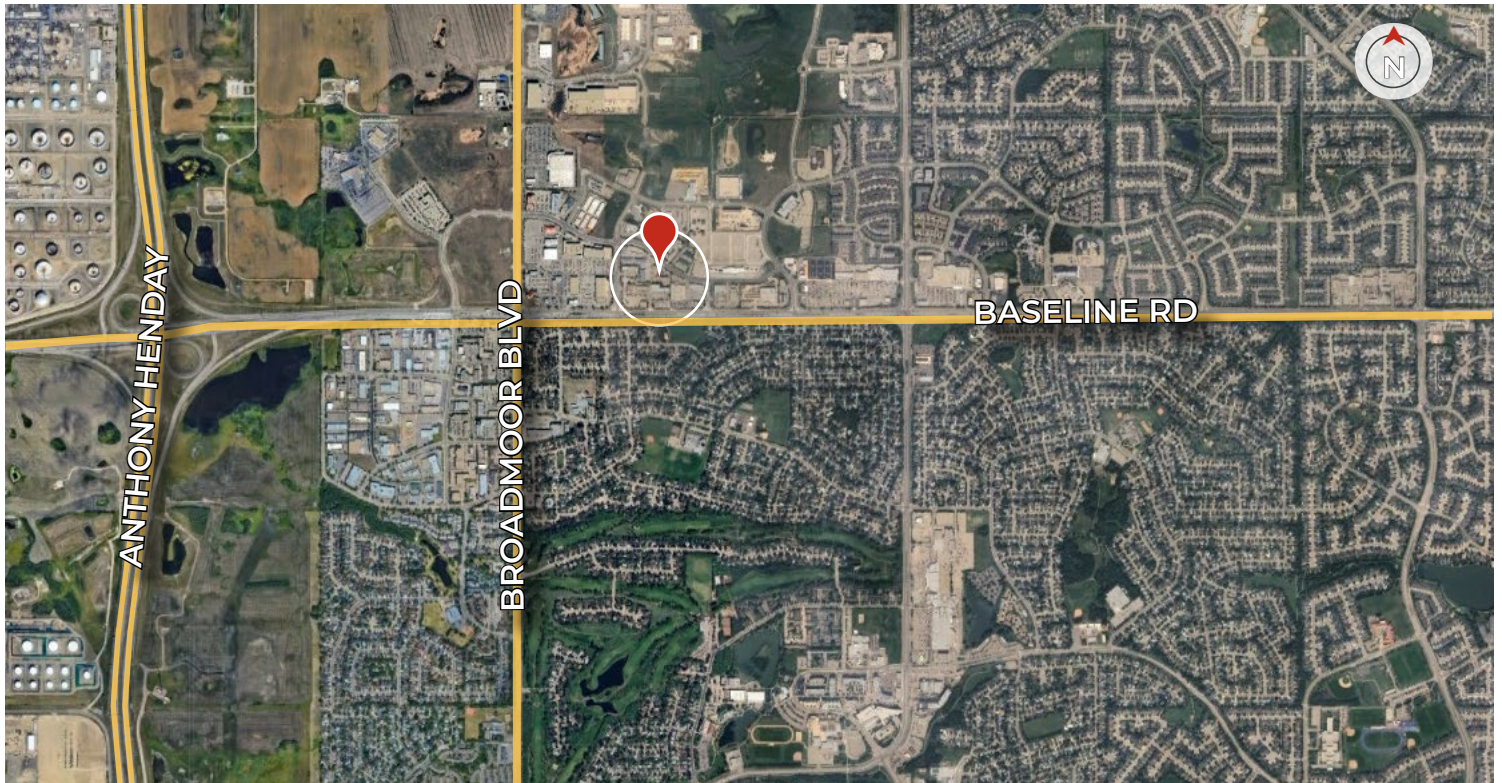
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## REGIONAL MAP



## LOCAL MAP



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## ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.



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