

FOR SALE/LEASE

SHERWOOD PARK RETAIL/OFFICE CONDO

Units 130 & 132, 150 Chippewa Road, Sherwood Park, AB



HIGHLIGHTS

- Sherwood Park/Strathcona County retail and office opportunity
- Fully developed two storey units with main and second floor demisable/expandable options
- Can be leased with furnishings
- 12 dedicated parking stalls with additional parking adjacent
- Corner location in Heritage Court business complex with signage visible from Chippewa Road in two directions
- Options to purchase multiple units with tenants/income in place

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ROYAL PARK
REALTY™

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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FOR SALE/LEASE | Units 130 & 132, 150 Chippewa Road, Sherwood Park, AB



DETAILS & FINANCIALS

MUNICIPAL ADDRESS	#130 & #132, 150 Chippewa Road, Sherwood Park, AB
LEGAL DESCRIPTION	Condo Plan: 9924766; Unit: 19
ZONING	C5 (Service Commercial)
TYPE OF SPACE	Retail/Office
UNIT 130	Main Floor: 1,650 sq ft ± Second Floor: 1,650 sq ft ± Total: 3,300 sq ft ±
UNIT 132	Main Floor: 1,100 sq ft ± (1,400 sq ft ± option to expand) Second Floor: 2,500 sq ft ± Total: 5,000 sq ft ±
PARKING	12 dedicated & scramble
SIGNAGE	Facade
SALE PRICE	\$2,000,000.00
PROPERTY TAXES	\$15,972.28/yr (2024)
CONDO FEES	\$842.77/month (2024)
LEASE RATE	Market
OP COSTS	\$8.40/sq ft (2024)
POSSESSION	Negotiable



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ADDITIONAL FEATURES

- Close proximity to numerous amenities
- Other uses in the complex include dental, insurance, law, chiropractor, spas, psychologists and more!
- Main floor spaces consist of receptions, meeting rooms, board rooms, and washrooms
- Second floor consists of 9 offices, 7 workstations, 2 conference rooms equipped for video conferencing, 2 washrooms, kitchen, file storage room and document assembly area
- Landlord open to elevator installation based on Tenant requirements

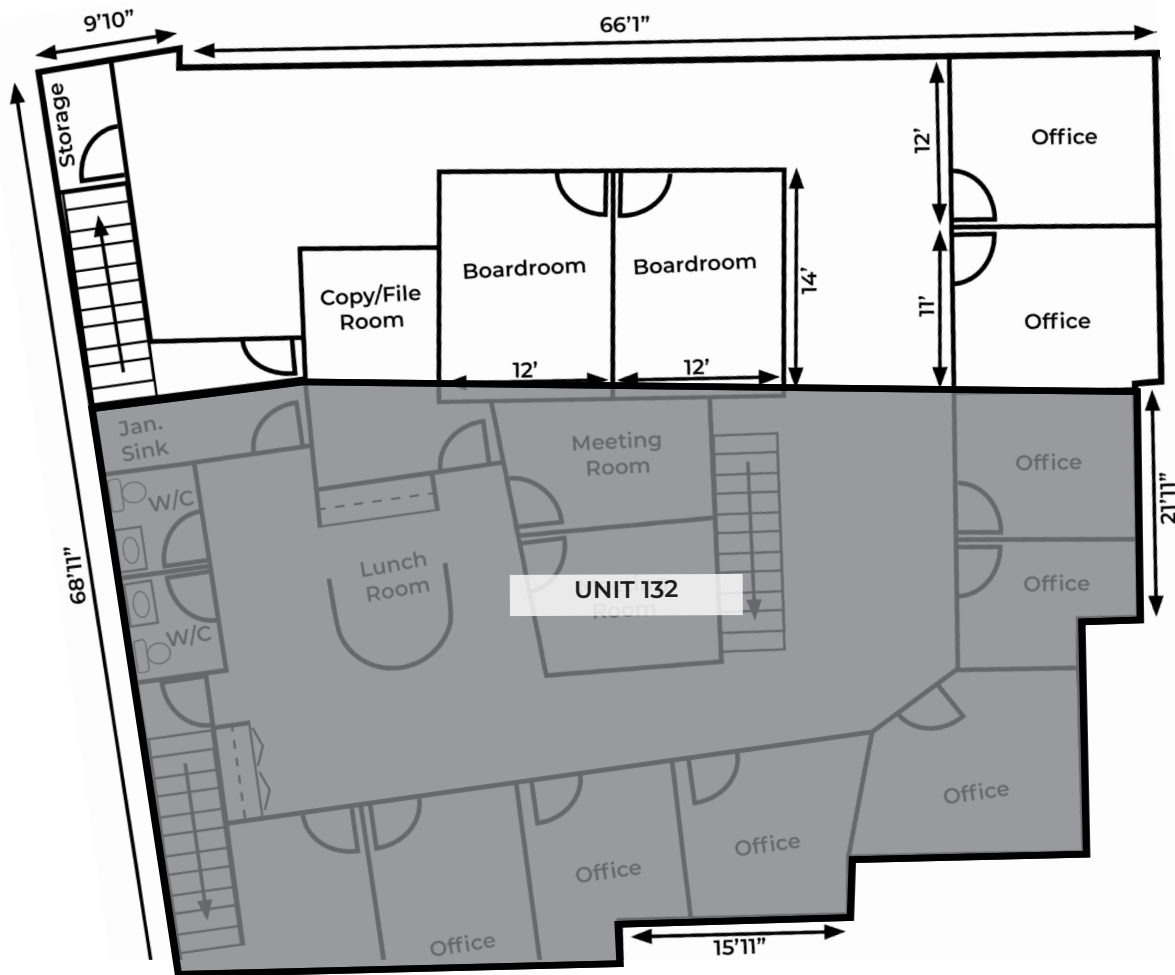
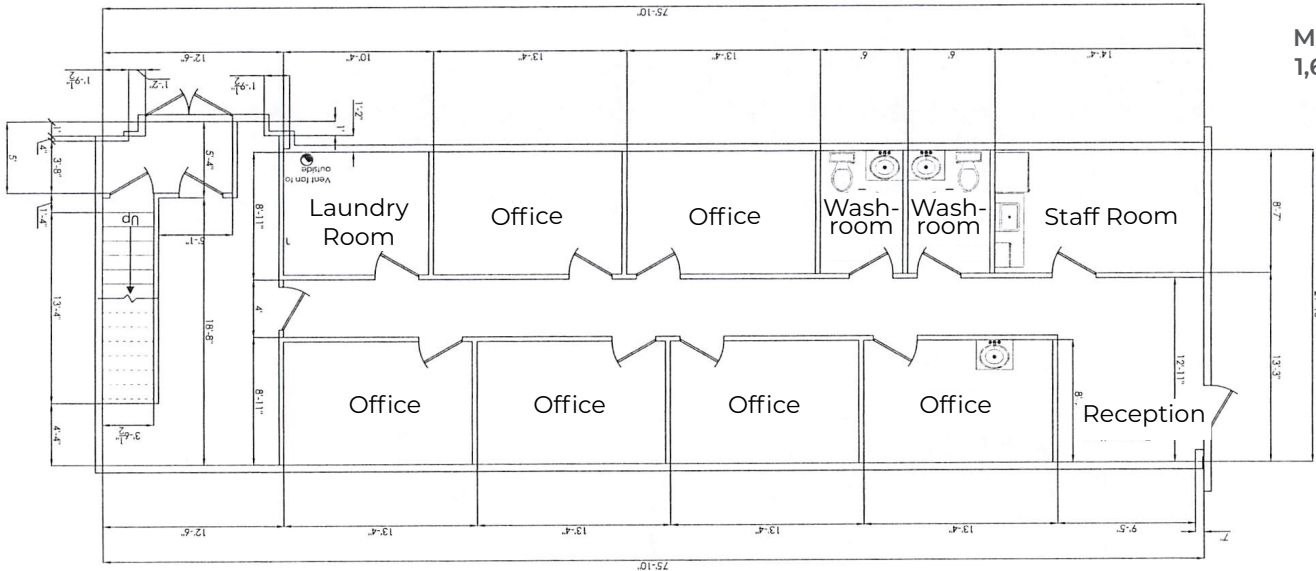


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FLOOR PLANS | Unit 130, 150 Chippewa Road, Sherwood Park, AB



Drawings are for illustration purposes only, exact measurements to confirmed by tenant



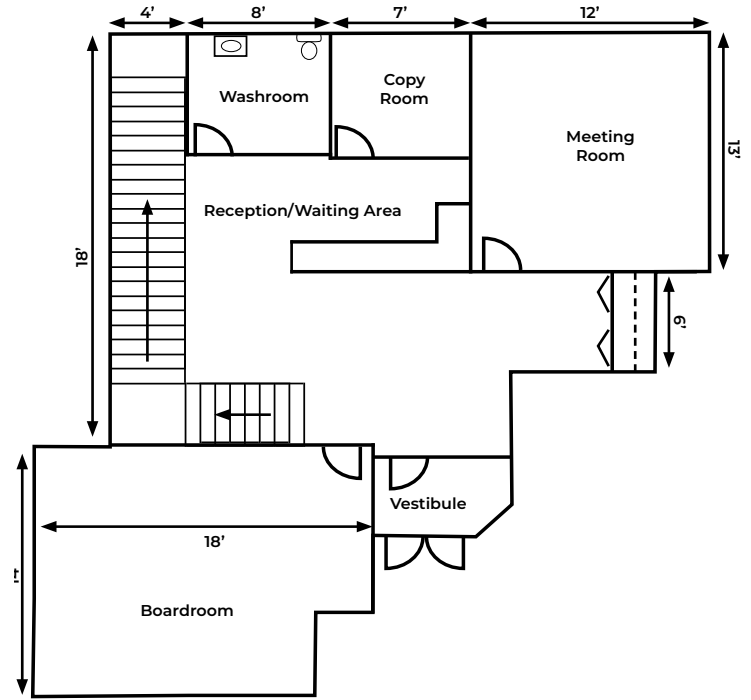
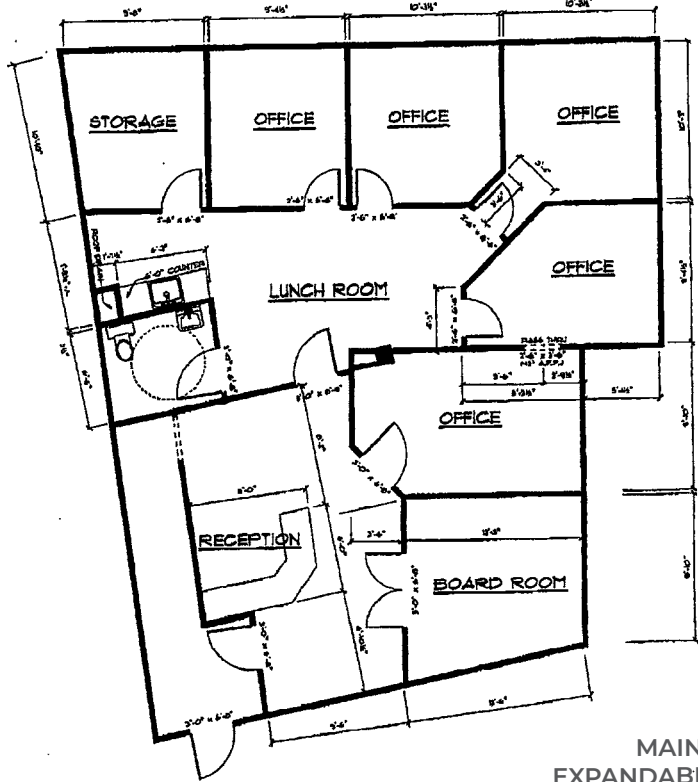
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

FLOOR PLANS | Unit 132, 150 Chippewa Road, Sherwood Park, AB



MAIN FLOOR 1,100 SQ FT ±
EXPANDABLE OPTION TO 2,500 SQ FT ±



SECOND FLOOR
2,500 SQ FT ±

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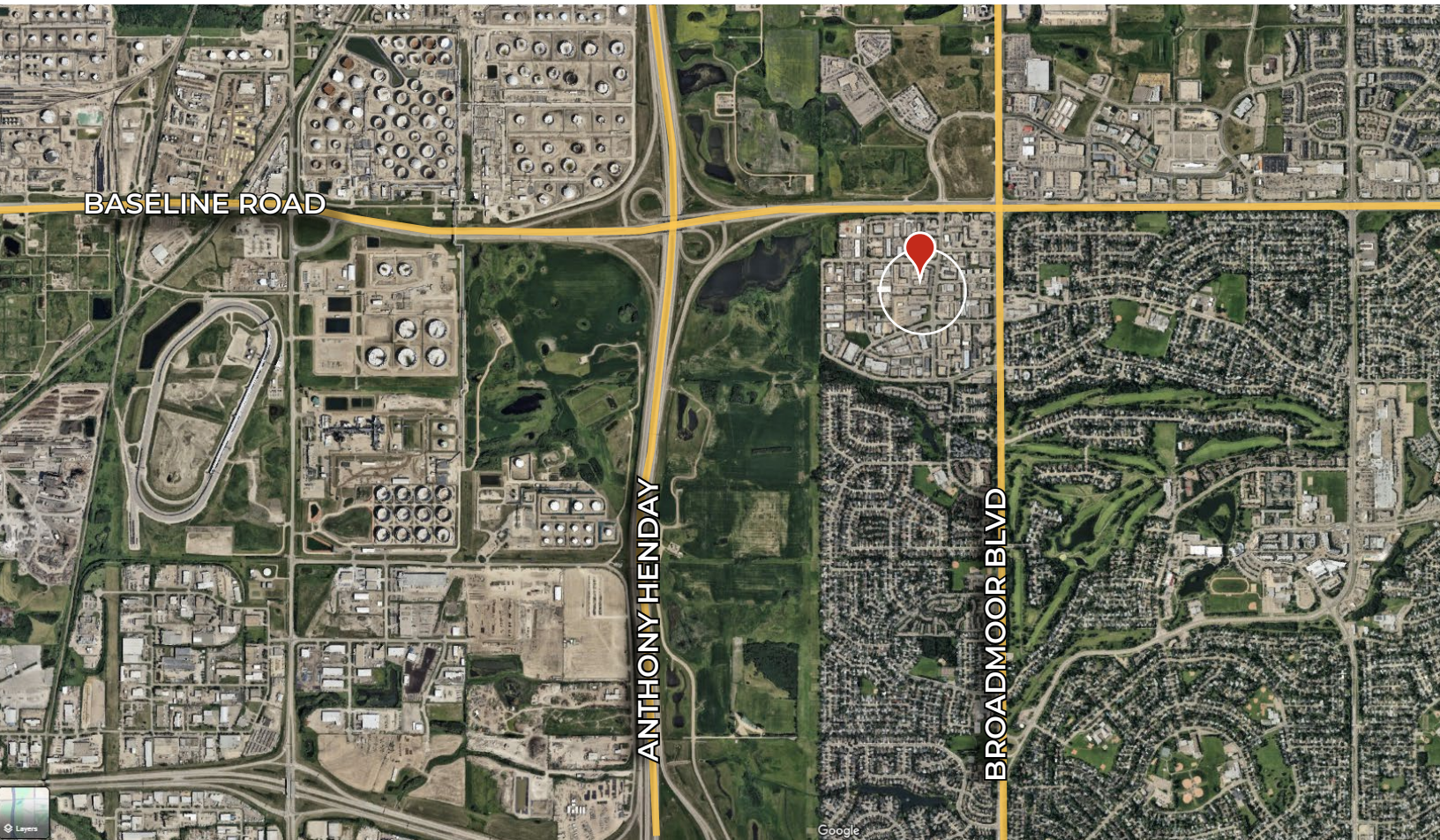


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Quality Based on **Results**, Not **Promises**.



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