

FOR SALE

OFFICE/RETAIL CONDO

#150, 130 Broadway Boulevard, Sherwood Park, AB



HIGHLIGHTS

- 1,500 sq ft ± developed office/retail condo with high end finishings
- Potential for grade loading door
- Located in the Broadway Business Square Complex
- Well managed and positioned Condo Association

CONTACT

SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com

JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com

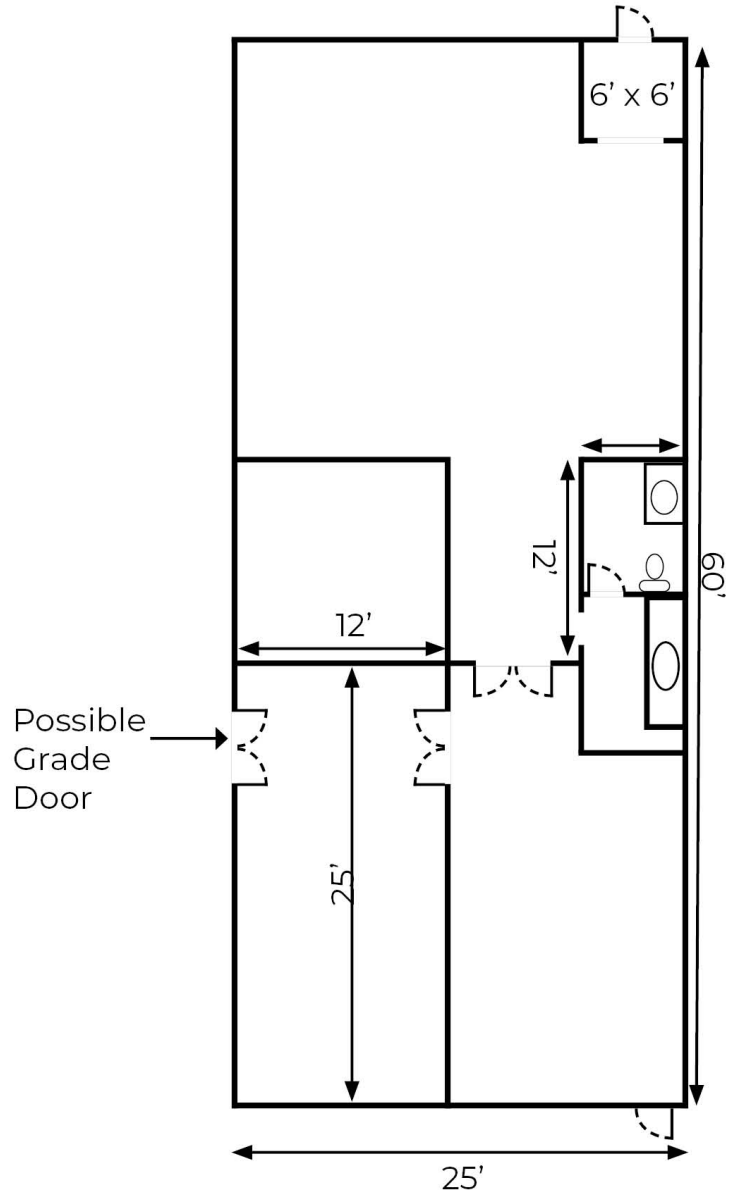


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T 780.448.0800 F 780.426.3007
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Property Information

MUNICIPAL ADDRESS	#150, 130 Broadway Blvd., Sherwood Park, AB T8A 6J7
LEGAL DESCRIPTION	Condominium Plan: 0024458 Unit: 6
ZONING	C5 (Service Commercial)
PROPERTY TYPE	Office/Retail Condominium
TOTAL AREA	1,500 sq ft ±
HVAC	Yes
PARKING	Scramble
SIGNAGE	Facade & pylon

Financial Information

Sale Price:	\$445,000.00
Condo Fees:	\$440/month (2025)
Property Taxes:	\$440/month (2025)
Occupancy:	Negotiable

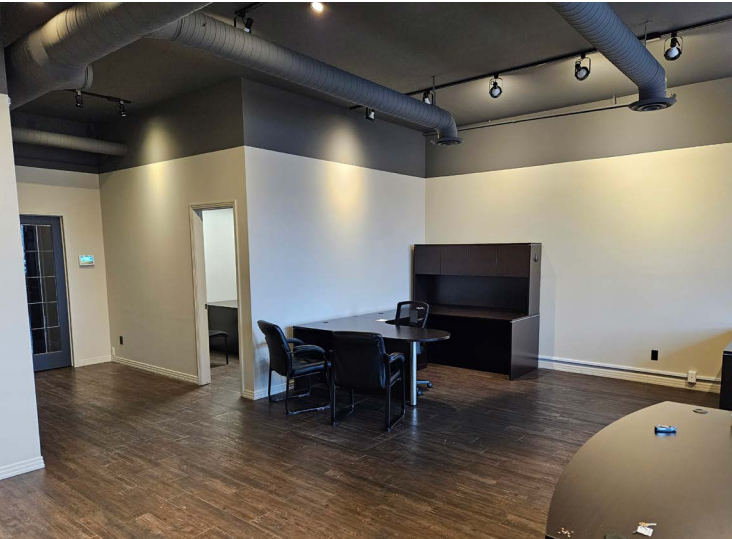
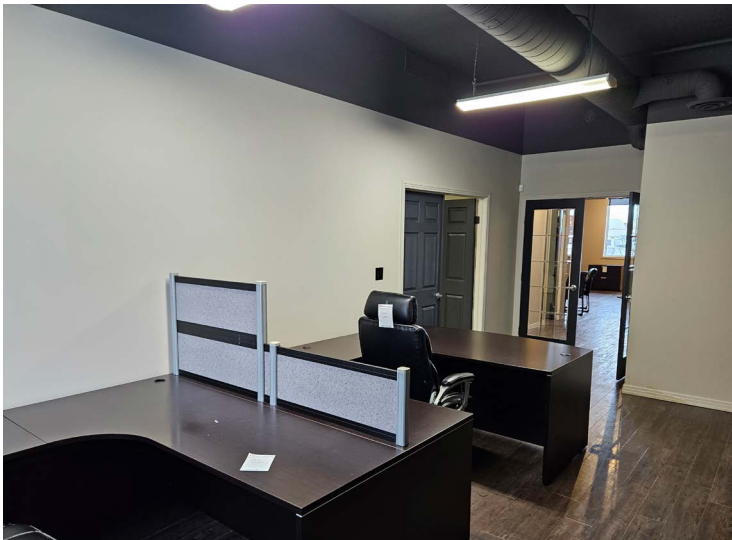


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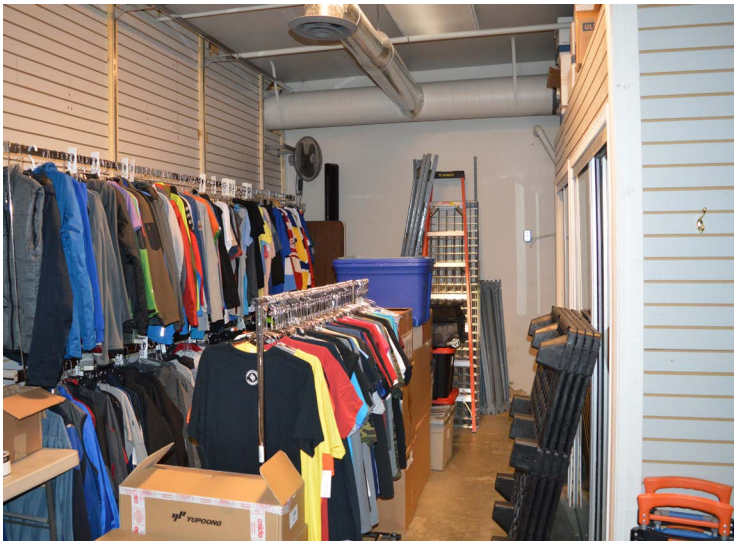


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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

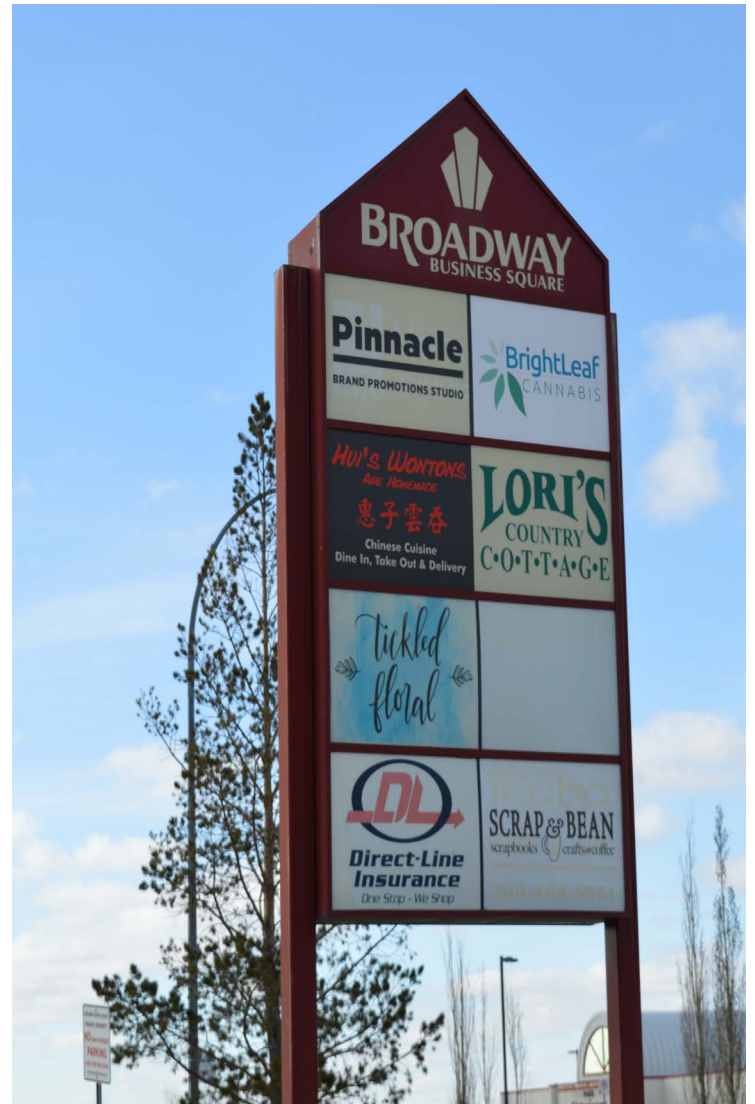
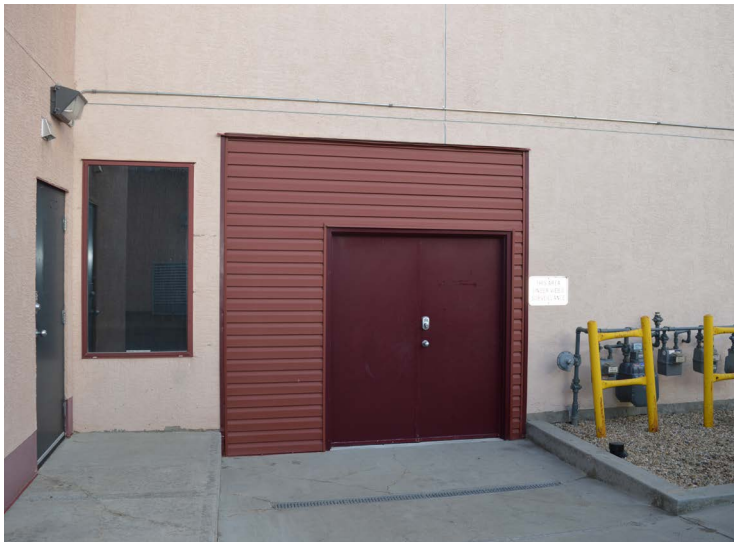
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1,500 sq ft ± Office/Retail Condo

Features:

- Office Space
- Showroom
- Storage Area
- Kitchenette with washroom
- Grade loading door potential
- Parking



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

Contact Us For More Information



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Partner, Broker

C 780.720.6541

T 780.423.7588

scott@royalparkrealty.com



JOEL WOLSKI

Director, Associate

C 780.904.5630

T 780.423.7599

joel@royalparkrealty.com



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