

FOR SALE

OFFICE CONDO

Unit 128, 150 Chippewa Road, Sherwood Park, AB



HIGHLIGHTS

- Office condo for sale in Sherwood Park
- Fantastic visibility fronting Chippewa Road
- Built out offices on the main and second floor with two washrooms, kitchenette and boardroom, with large storage in the back
- Ability to open up a grade overhead door

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

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Property Details & Financials

MUNICIPAL ADDRESS	Unit 128, 150 Chippewa Road, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 9920124; Unit: 13
ZONING	C5 (Service Commercial)
TYPE OF SPACE	Office/Retail
MAIN FLOOR	1,520 sq ft ± (23' x 66')
SECOND FLOOR OFFICE	1,060 sq ft ± (allowing for stairwell)
MEZZANINE	300 sq ft ±
TOTAL	2,880 sq ft ±
HEATING	HVAC
PARKING	(3) dedicated stalls in the front and (1) in the back, plus scramble
SALE PRICE	\$815,000.00
PROPERTY TAXES	\$10,301.21/ annum (2026)
CONDO FEES	\$6,256.32/annum
POSSESSION	60 days

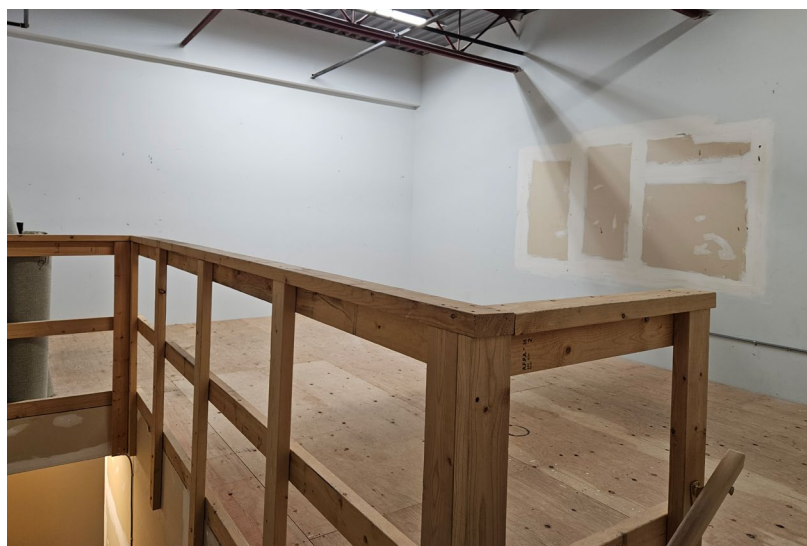
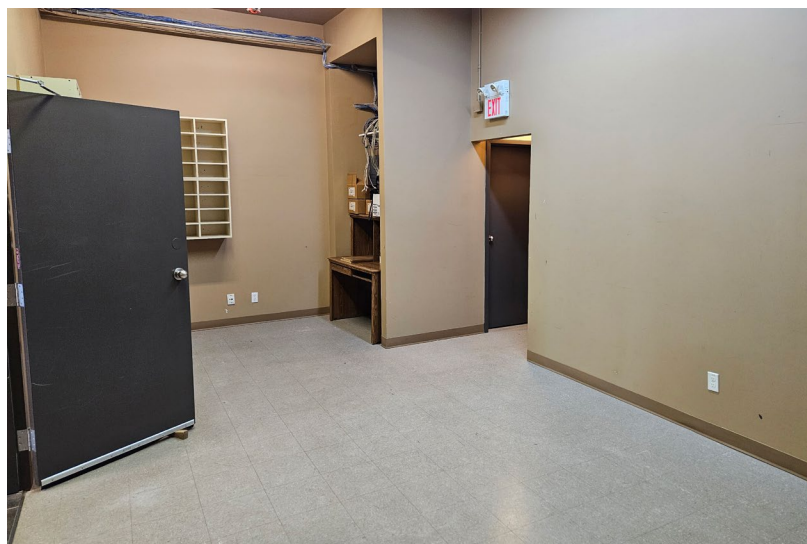
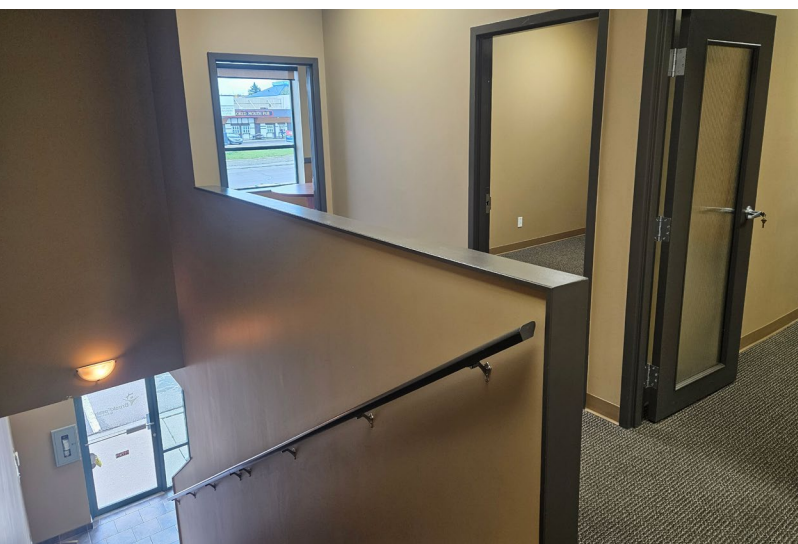


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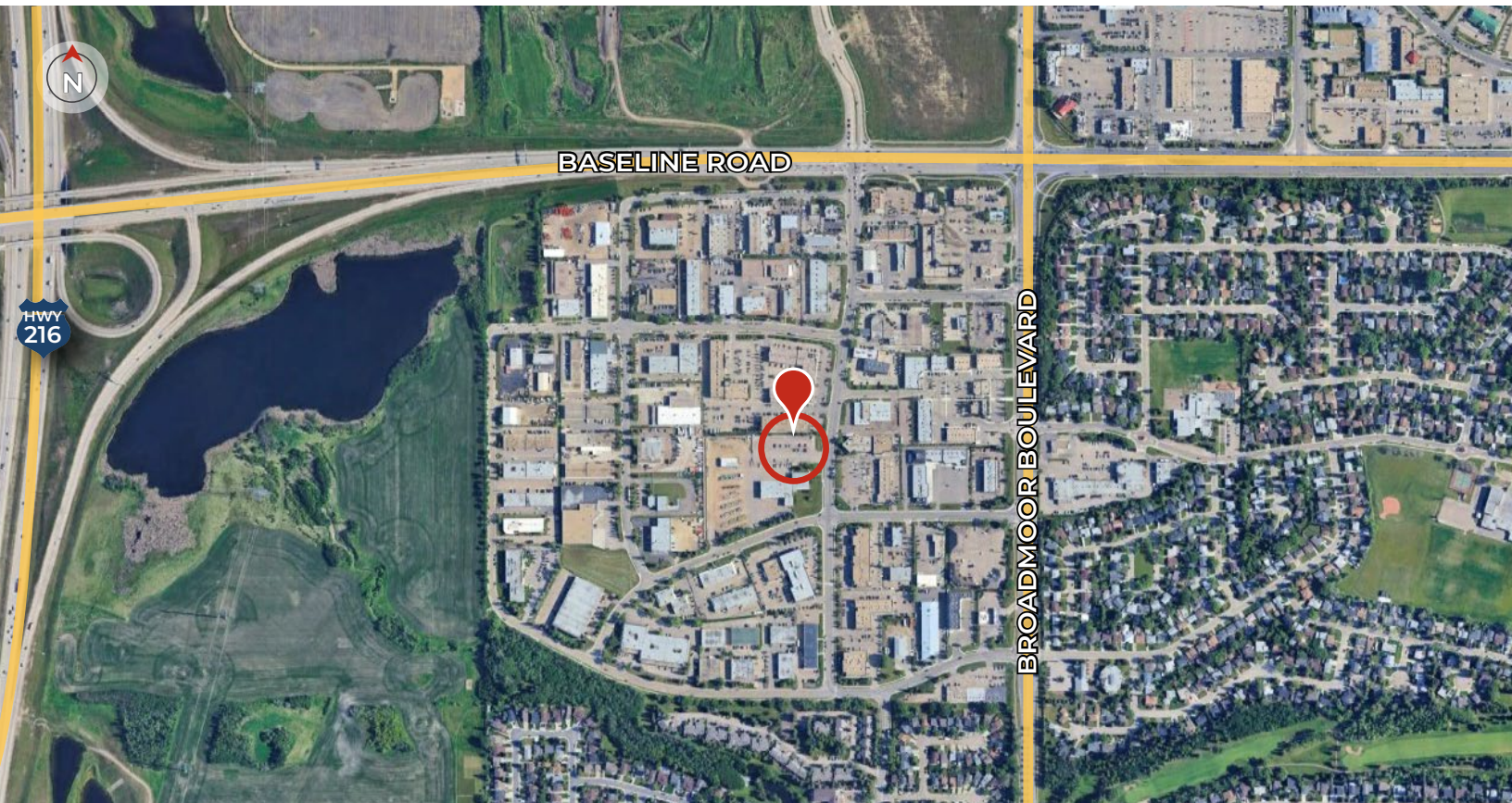
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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