

FOR SALE

OFFICE/RETAIL CONDOS

Units 210, 220 & 230 - 450 Ordze Road, Sherwood Park, AB



HIGHLIGHTS

- 1,500 - 4,520 sq ft ± turnkey second floor office opportunity with elevator access in Sherwood Park
- 9 private offices, a staff room, and front reception area that was formerly used as a psychology office
- Unit 210 can be purchased separately from the other units

SCOTT ENDRES

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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Property Details & Financials

MUNICIPAL ADDRESS	Units 210, 220 & 230 - 450 Ordze Road, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 1923384; Units: 33, 34, 35
ZONING	DC (Direct Control)
TYPE OF SPACE	Office/Retail
UNIT 210	1,500 sq ft ± (Can be purchased separately)
UNITS 220 & 230	3,020 sq ft ±
TOTAL	4,520 sq ft ±
PARKING	Scramble
SALE PRICE	\$1,529,800.00
PROPERTY TAXES	TBD
POSSESSION	60 Days



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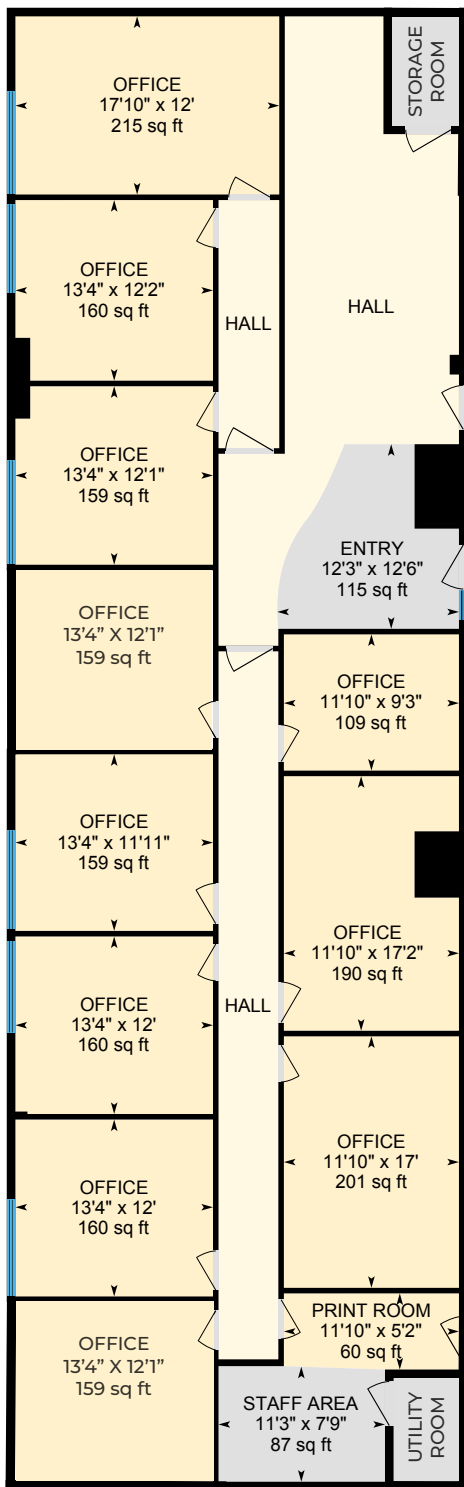
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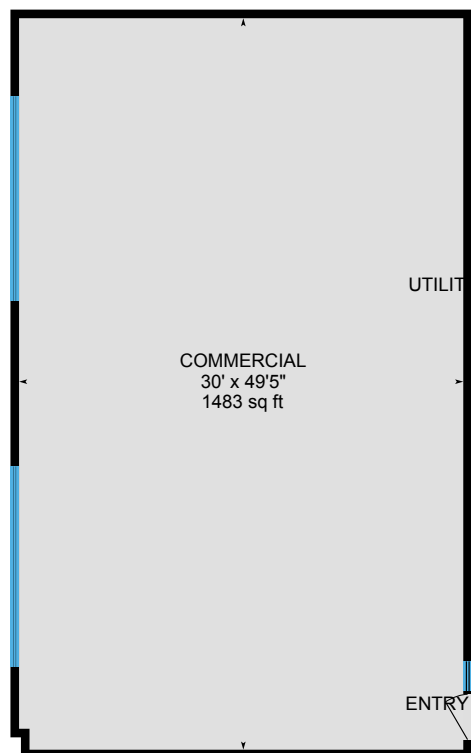
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Units 220 & 230



Unit 210



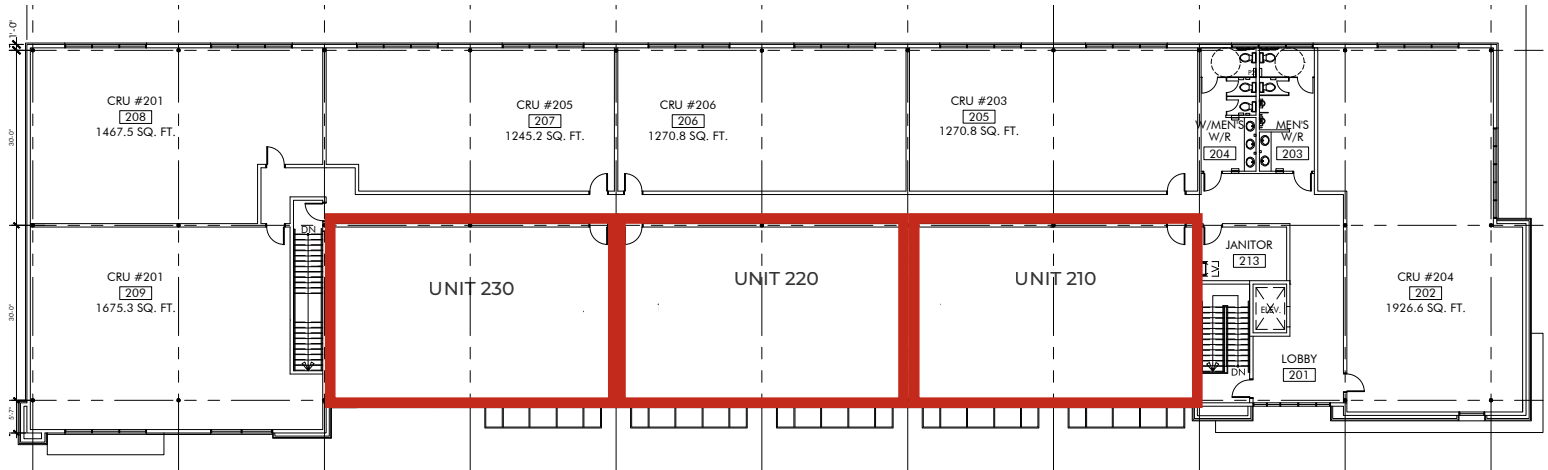
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Second Floor Floor Plan



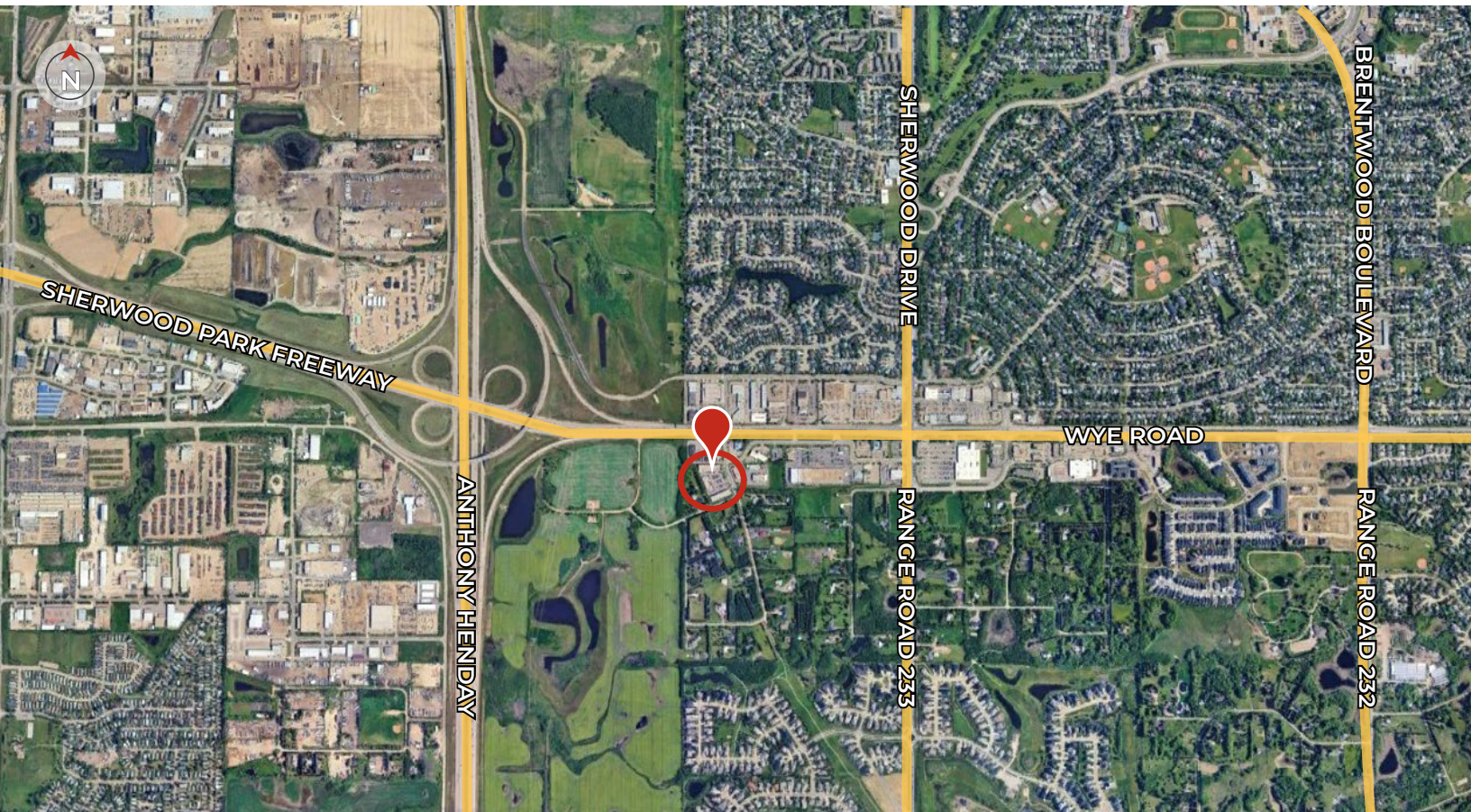
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