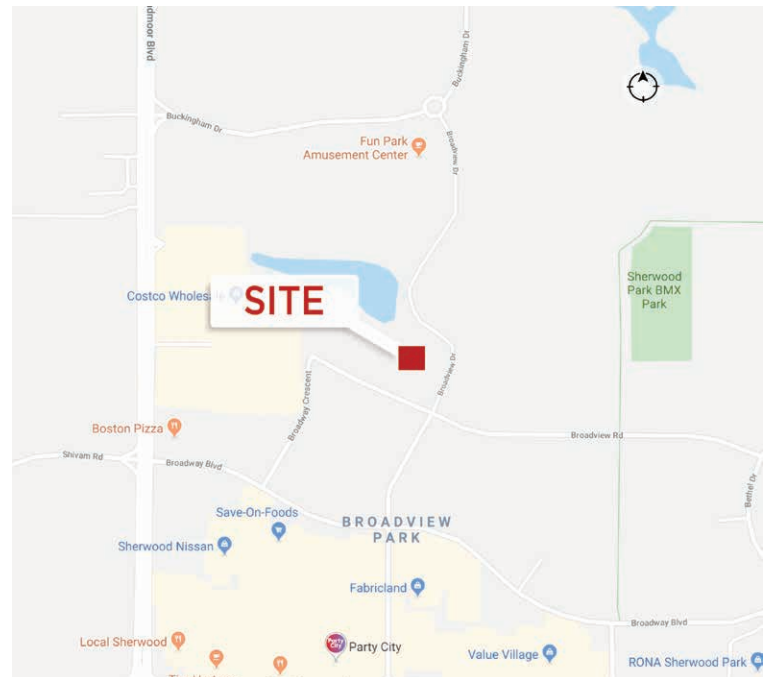




3,110 SF of High Quality Second Floor Office Space

Property Highlights

- Beautiful second floor walk up with easy access with two private entrances
- High quality built out office space with a reception, 9-10 offices, kitchenette, two washrooms, large boardroom and storage
- Join prestige tenants such as Primary Care Network, Nigro Manucci, Homes by Santos, Bluetrain Inc and Linford Chiropractic.
- Nearby amenities such as Costco, Tim Horton's, Starbucks, and Joey's
- 1 million even purchase price



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Property Details

Municipal Address: #228, 150 Broadway Crescent, Sherwood Park, AB

Legal Description: Plan 1322722, Units 17 and 18

Zoning: C5 - Service Commercial

Neighbourhood: Sherwood Park

Parking Area: Surface Parking

Property Taxes (2024) \$12,973.19

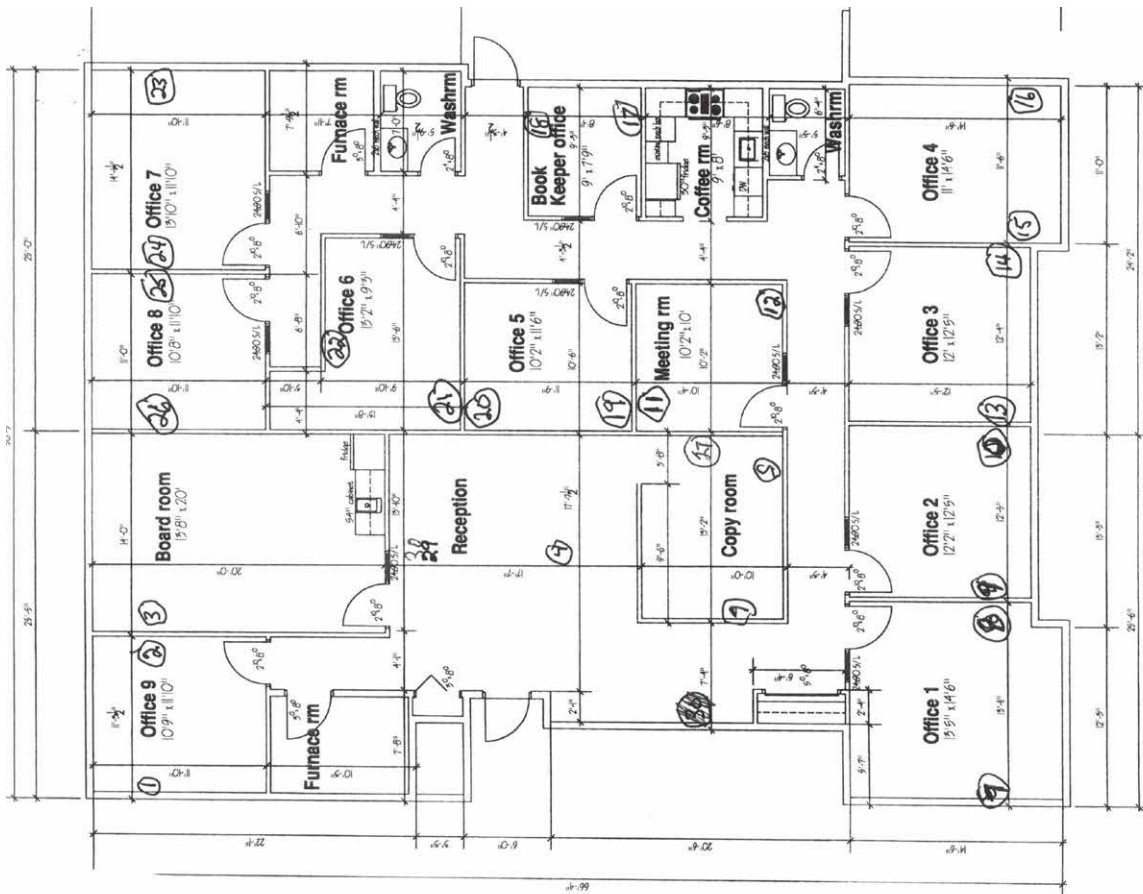
Condo Fees: \$994.76 Monthly

Sale Price: \$1,000,000

Availability: Negotiable

Size: 3,100 SF

Floor Plan



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Demographics

POPULATION	1km	3km	5km
	2,560	31,685	72,221

HOUSEHOLDS	1km	3km	5km
	1,039	12,391	27,038

AVERAGE INCOME	1km	3km	5km
	\$116,005	\$133,585	\$160,054

Aerial



Amenities

- 1** Costco
- 2** Joey's Sherwood
- 3** Tim Horton's
- 4** Starbucks
- 5** Toast Breakfast & Lunch

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Property Photos



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