INVESTMENT SALE

BASELINE BUSINESS CENTRE

33/35 Blackfoot Road, Sherwood Park, AB



Multi-Tenant Commercial Investment Property in Sherwood Park, Alberta

Royal Park Realty is pleased to offer for sale this multi-tenant commercial investment opportunity. Located in Broadmoor Business Park, this property is easily accessible from Broadmoor Blvd and Baseline Road with quick access to the Anthony Henday. The property is well-maintained and offers a diverse mix of retail and commercial service tenants, including a long established Restaurant and Pub, numerous administrative office users and a trophy shop. A disclosure package is available upon signing a Confidentiality Agreement.

CONTACT

SCOTT ENDRES

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Various Administrative Users

Property Information

MUNICIPAL ADDRESS 33/35 Blackfoot Road, Sherwood Park, AB LEGAL DESCRIPTION Plan: 0425337; Block: 3; Lot: 14A ZONING C5 (Service Commercial) TYPE OF SPACE Investment BUILT 1979 **NEIGHBOURHOOD** Broadmoor Business Park **BUILDING SIZE** 17,777 sq ft ± SITE SIZE 1.38 Acres ± SECURITY Alarm system HVAC Forced air & air conditioning SIGNAGE Facade & Pylon

Financial Information

Sale Price:	\$2,525,000.00 (\$142.00/sq ft)
Property Taxes:	\$28,922.66/yr (2024)

A confidentiality agreement will be provided for interested parties prior to the release of any due diligence information.



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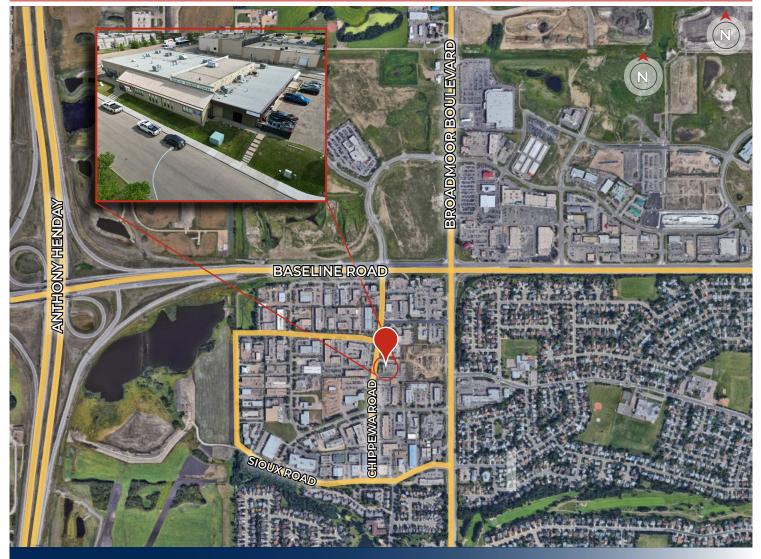




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Quality Based on Results, Not Promises.

Contact Us For More Information



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