

FOR SALE

OFFICE/RETAIL CONDOS

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



HIGHLIGHTS

- 1,550 - 4,150 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

Partner, Broker

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JOEL WOLSKI

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Co-listed with

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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 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 1,550 sq ft ± (Can be purchased separately)

UNITS 220 & 230 2,600 sq ft ±

TOTAL 4,150 sq ft ±

PARKING Scramble

SALE PRICE **\$1,529,800.00**

PROPERTY TAXES TBD

POSSESSION 60 Days



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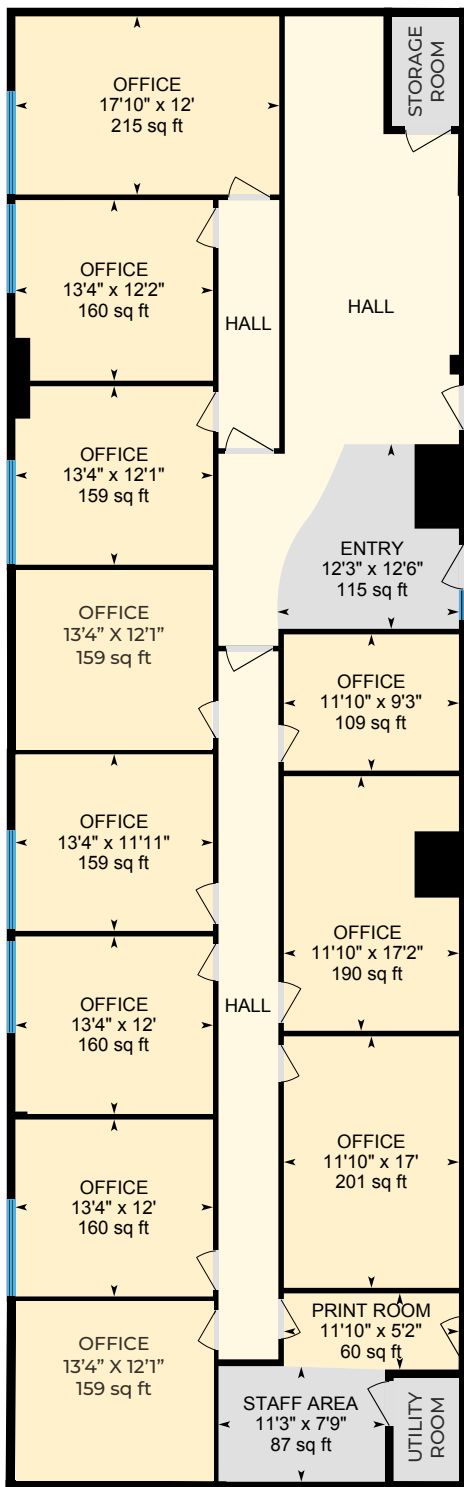
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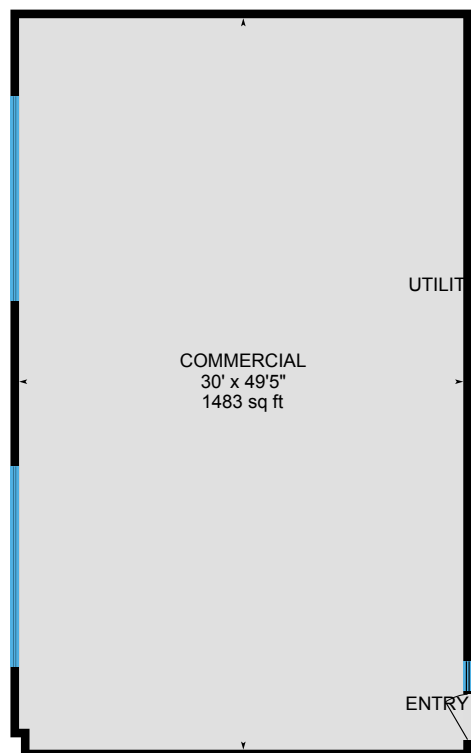
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Units 220 & 230



Unit 210



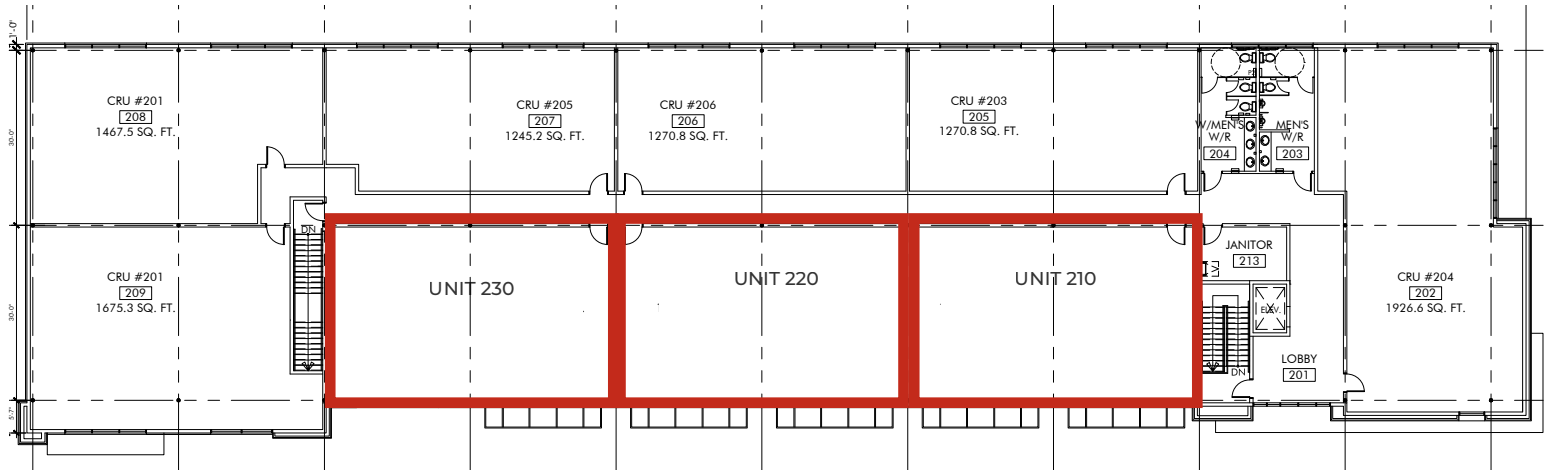
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Second Floor Floor Plan



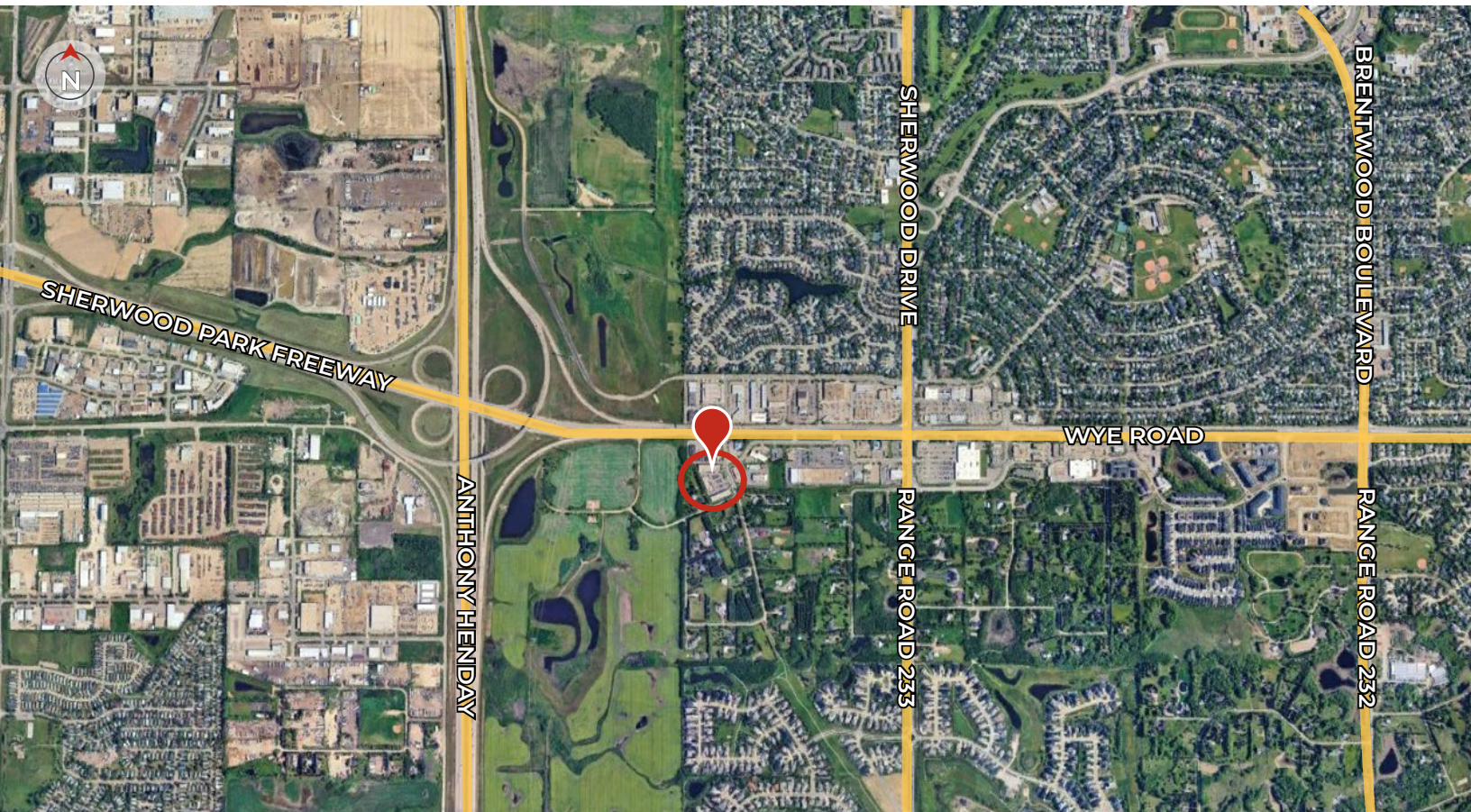
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