

FOR SALE/LEASE

SHERWOOD PARK OFFICE CONDO

#112, 160 BROADWAY BLVD, SHERWOOD PARK, AB



HIGHLIGHTS

- 1,442 sq ft ± high-end office/retail space built out
- Space consists of reception, meeting/boardroom, two (2) offices, kitchen area, washroom and utility/storage room
- Ideal for retail or professional office users
- Ample parking
- Centrally located in Sherwood Park directly off Baseline Road and Broadmoor Blvd.

CONTACT

TYLER WEIMAN, SIOR

Partner, Associate

C 780.995.0028

tyler@royalparkrealty.com



**ROYAL PARK
REALTY™**

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

royalparkrealty.com

PROPERTY DETAILS

MUNICIPAL ADDRESS	#112, 160 Broadway Blvd, Sherwood Park, AB
LEGAL DESCRIPTION	Plan 0823730; Unit: 4
TYPE OF SPACE	Office
ZONING	C5 (Service Commercial)
YEAR BUILT	2008 (2018 renovated)
SPACE SIZE	1,442 sq ft ±
HEATING	RTU with air conditioning
POWER	208/120V 3 Phase 250 Amps
PARKING	Two (2) assigned stalls plus ample on-site parking
SIGNAGE	Facade and pylon

ADDITIONAL FEATURES

- Close proximity to numerous amenities
- Other uses in the complex include an investment group, medical spa, psychologist, accounting firm and a restaurant

FINANCIALS

SALE PRICE	\$499,999.00
PROPERTY TAXES	\$6,137.70/yr (2024)
CONDO FEES	\$436.39/month
LEASE RATE	\$22.00/ sq ft
POSSESSION	Negotiable

DEMOGRAPHICS

POPULATION



75,513

HOUSEHOLDS



28,778

MEDIAN AGE



40.3

INCOME



\$149,959
(average household)

2023 CoStar Demographics - 5km radius

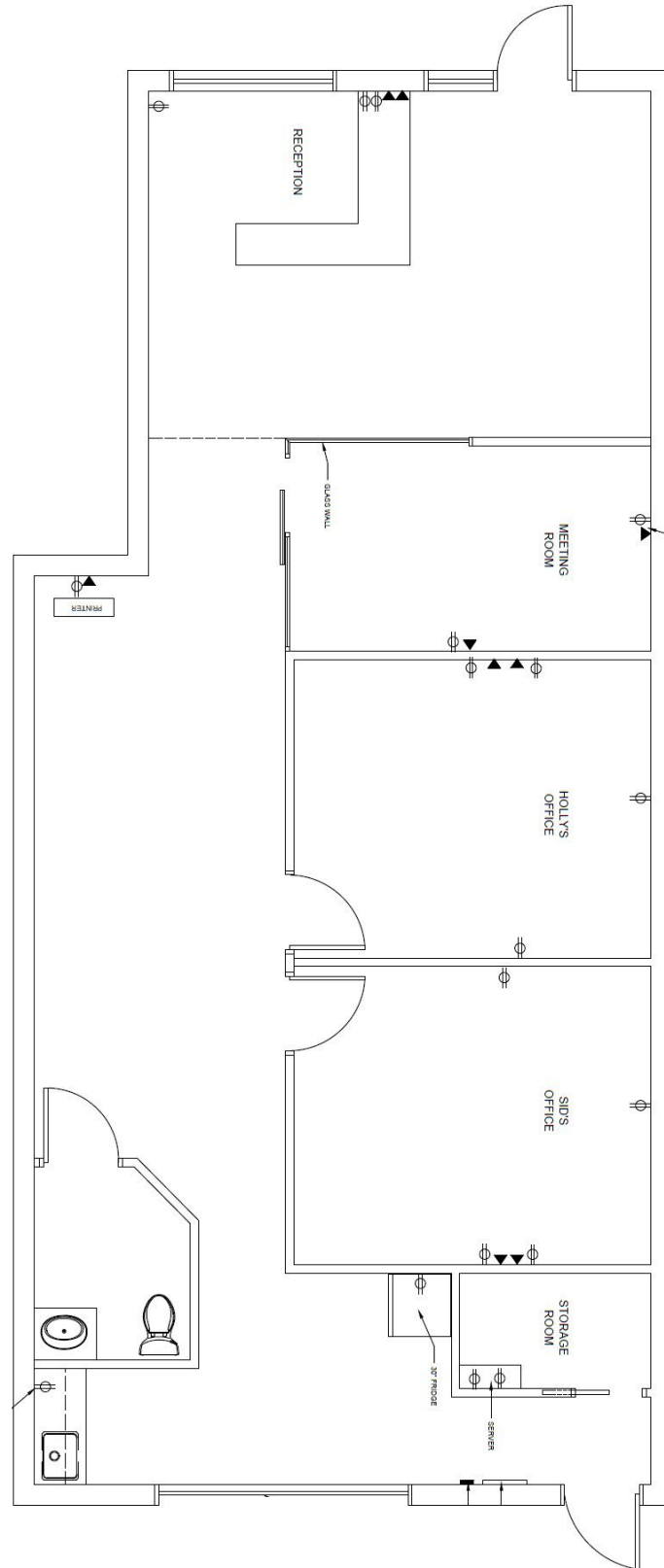


ROYAL PARK
REALTY™

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

royalparkrealty.com

FLOOR PLAN



**ROYAL PARK
REALTY™**

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

royalparkrealty.com

PHOTOS



RECEPTION AREA



EXECUTIVE OFFICES



KITCHEN AREA



HIGH END FINISHINGS



MEETING ROOM/BOARDROOM



REAR OF UNIT



ROYAL PARK
REALTY™

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

royalparkrealty.com

ZONING - C5 (SERVICE COMMERCIAL)

Purpose:

To provide for a compatible mix of low intensity business and service commercial uses in planned centres with good visibility and accessibility

Permitted Uses

Animal grooming and day care facility
Broadcasting studio
Business support service^
Contractor service, limited
Convenience Vehicle rental
Custom indoor manufacturing
Drive-through Vehicle service*
Entertainment, spectator
Equipment, minor
Financial service^
Food and beverage products
Food service, drive-in^
Food service, restaurant^
Food service, specialty^
Funeral service^
Gas bar*
Government service^
Household repair service
Office^
Personal service establishment^
Recreation, indoor^
Recycling depot
Recycling drop-off
Religious assembly, minor*
Retail, convenience^
Service station, major*
Service station, minor*
Vehicle repair, major
Vehicle repair, minor
Vehicle sale/rental
Veterinary service, minor
Warehouse sales^
Warehousing and storage

Discretionary Uses

Amusement centre^
Auctioneering establishment^
Bingo hall^
Care centre, intermediate^
Care centre, major^
Commercial school^
Commercial storage
Contractor service, general
Emergency service^
Fleet service
Food service, mobile catering
Health service, minor
Neighbourhood pub^
Parking, non- Recycling, oil depot
Residential security/operator unit
Retail, alcohol*^
Retail, general^
Retail, secondhand^
Truck and manufactured home sale/rental
Utility service, minor
WECS, small*

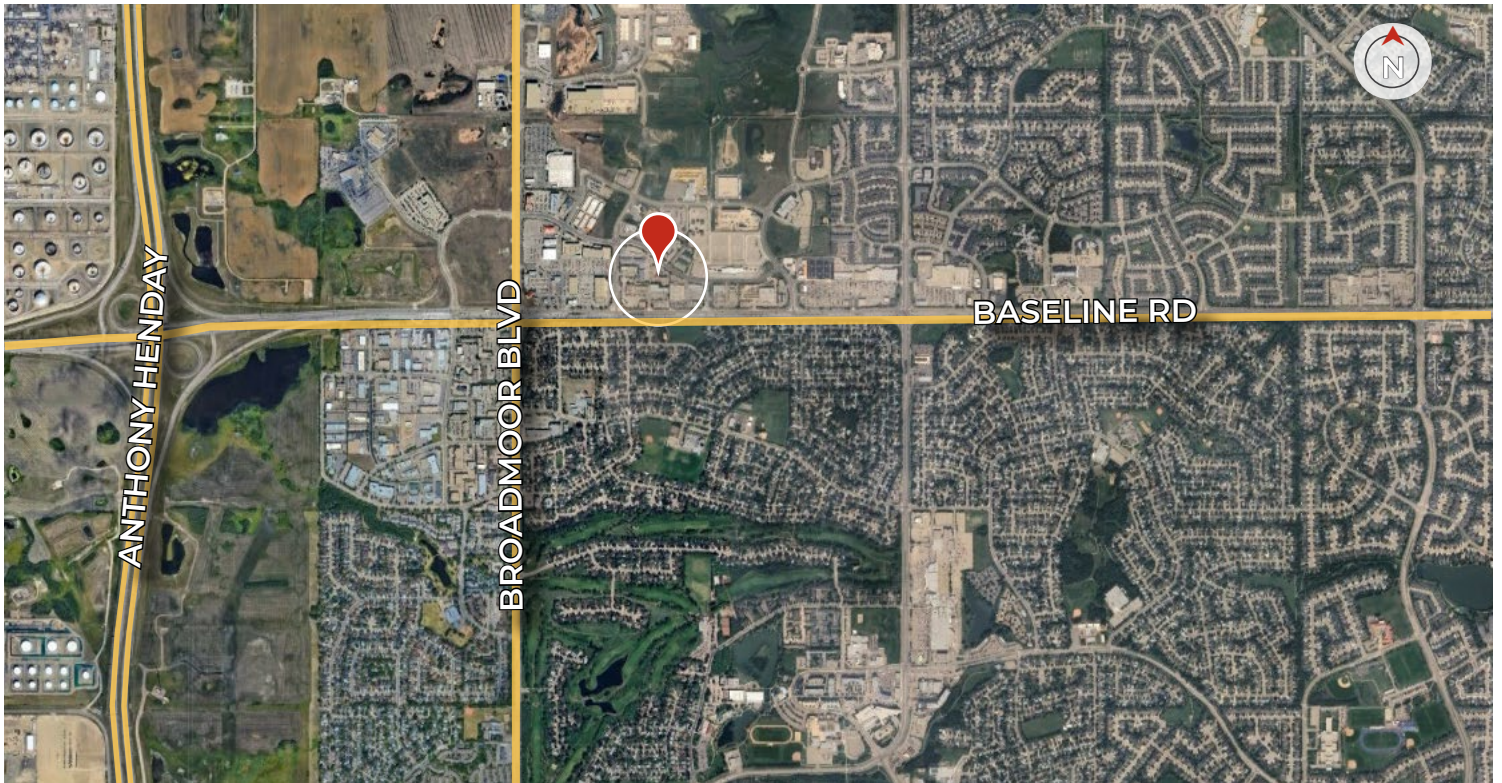


ROYAL PARK
REALTY™

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

royalparkrealty.com

REGIONAL MAP



LOCAL MAP



ROYAL PARK
REALTY™

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

royalparkrealty.com



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

TYLER WEIMAN, SIOR Partner, Associate - BIO

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.

780-995-0028
tyler@royalparkrealty.com



ROYAL PARK
REALTY™

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

royalparkrealty.com