

# FOR SALE

## SHERWOOD PARK OFFICE CONDO

#258/262, 150 Chippewa Road, Sherwood Park, AB



### HIGHLIGHTS

- 6,386 sq ft ± fully developed demisable 2nd floor modern end unit with extra windows
- Vacant, move in ready
- Excellent opportunity for investors or owner/users
- Ideal for many professional users, located within a professional complex
- Central Sherwood Park location with excellent access to Baseline Road & Anthony Henday

#### SCOTT ENDRES

Partner, Broker  
C 780.720.6541  
scott@royalparkrealty.com

#### JOEL WOLSKI

Director, Associate  
C 780.904.5630  
joel@royalparkrealty.com

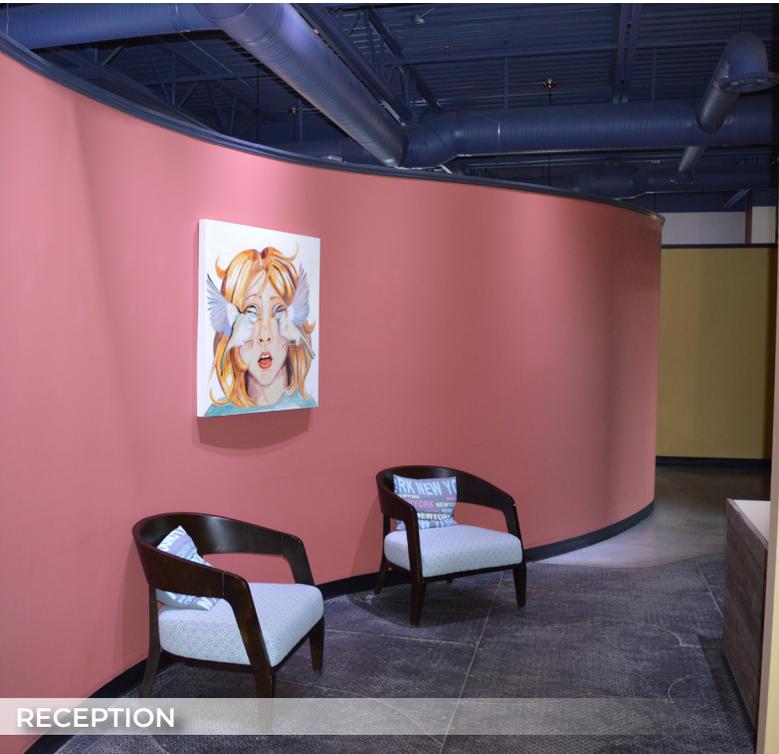


ROYAL PARK  
REALTY™

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

royalparkrealty.com

**For Sale** | #258/262, 150 Chippewa Road, Sherwood Park, AB



RECEPTION



OFFICE



STAFF ROOM

## Property Details & Financials

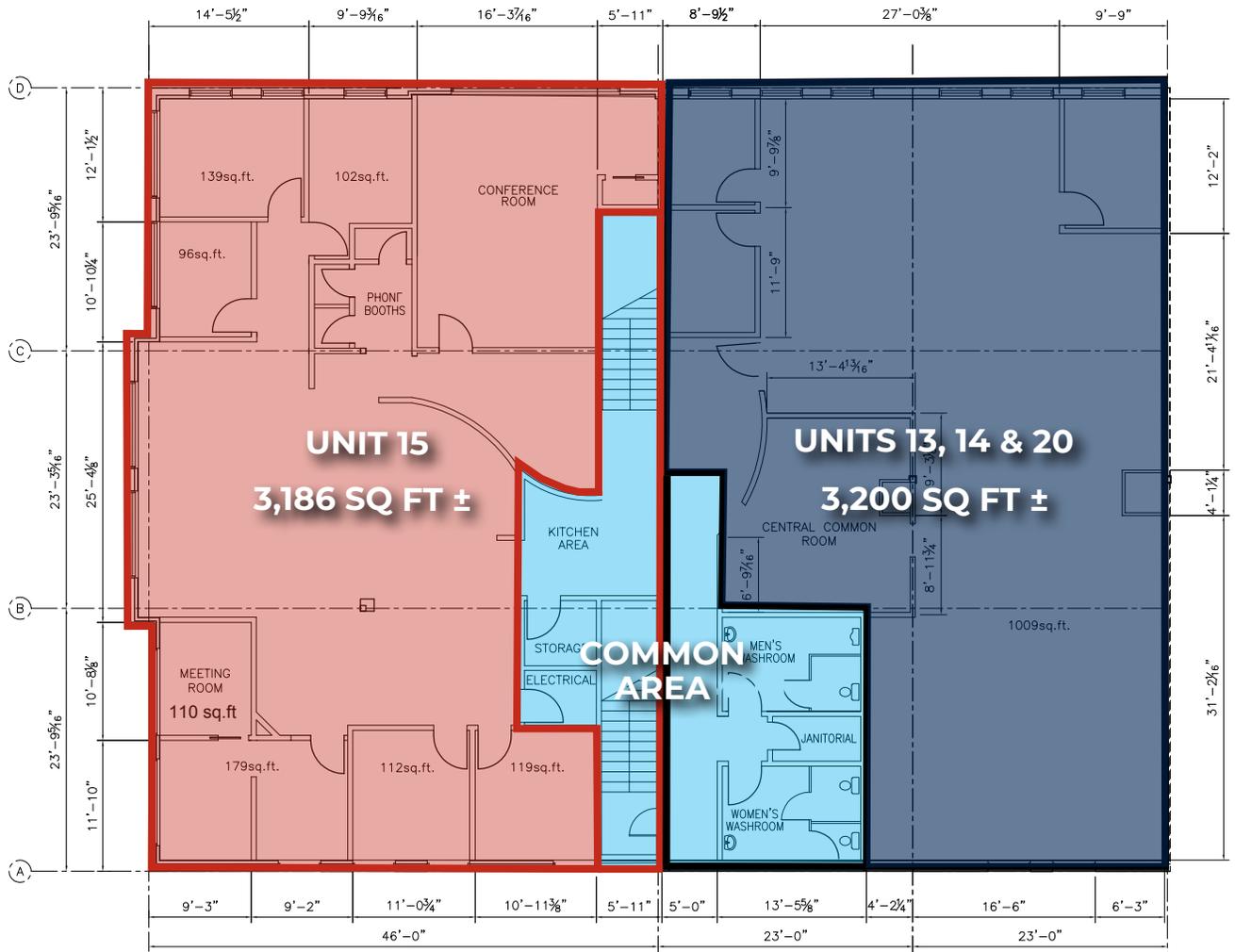
MUNICIPAL ADDRESS	#258/262, 150 Chippewa Road, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 0122593; Unit: 13 - 15 Plan: 0124397; Unit 20
ZONING	C5 ( <a href="#">Service Commercial</a> )
YEAR BUILT	2001
UNIT 15	3,186 sq ft ±
UNITS 13, 14 & 20	3,200 sq ft ±
TOTAL	6,386 sq ft ±
PARKING	Scramble
INTERNET	Shaw
SIGNAGE	Facade
SALE PRICE	\$1,820,010.00 (\$285.00/sq ft) <b>\$1,717,834.00 (\$269.00/sq ft)</b>
CONDO FEES	\$4.57/sq ft (2025)
PROPERTY TAXES	\$12,265.31/yr (2025)
POSSESSION	Immediate



ROYAL PARK  
REALTY™

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

[royalparkrealty.com](http://royalparkrealty.com)



**ROYAL PARK**  
REALTY™

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

[royalparkrealty.com](http://royalparkrealty.com)

**For Sale** | #258/262, 150 Chippewa Road, Sherwood Park, AB



Quality Based on **Results**, Not **Promises**.



**SCOTT ENDRES**

Partner, Broker

**C** 780.720.6541

scott@royalparkrealty.com



**JOEL WOLSKI**

Director, Associate

**C** 780.904.5630

joel@royalparkrealty.com



**ROYAL PARK  
REALTY™**

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

[royalparkrealty.com](http://royalparkrealty.com)