

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

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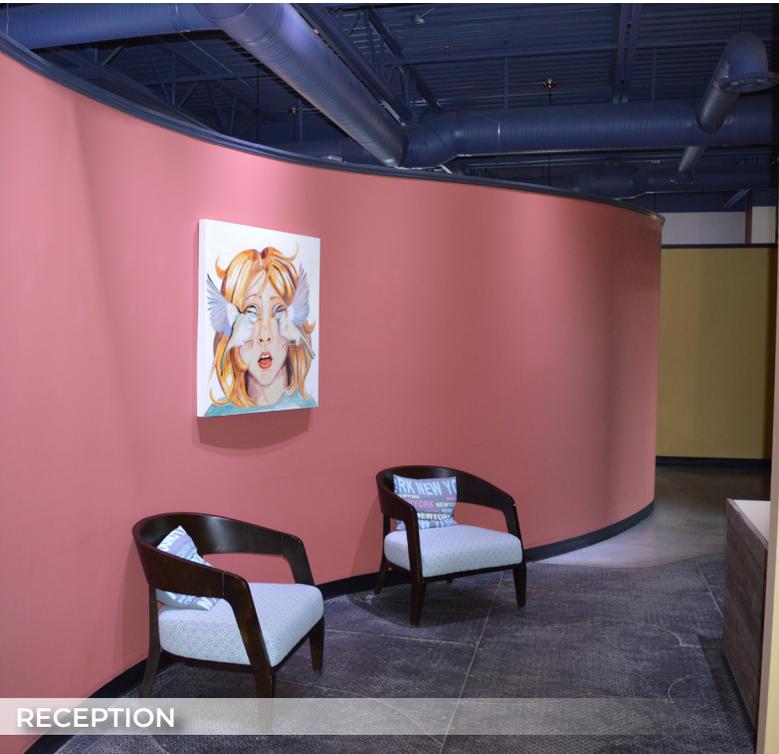


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T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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RECEPTION



OFFICE



STAFF ROOM

Property Details & Financials

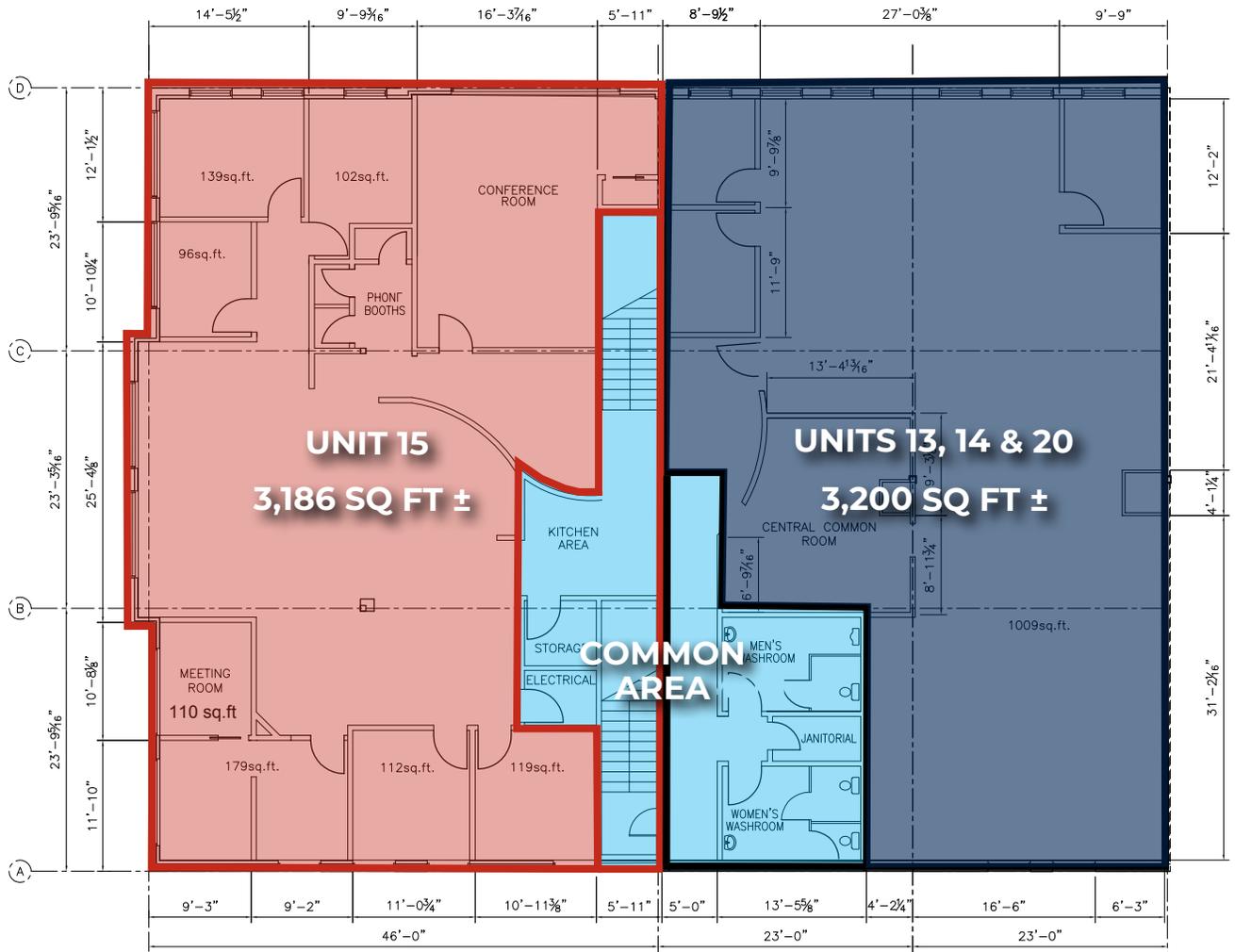
MUNICIPAL ADDRESS	#258/262, 150 Chippewa Road, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 0122593; Unit: 13 - 15 Plan: 0124397; Unit 20
ZONING	C5 (Service Commercial)
YEAR BUILT	2001
UNIT 15	3,186 sq ft ±
UNITS 13, 14 & 20	3,200 sq ft ±
TOTAL	6,386 sq ft ±
PARKING	Scramble
INTERNET	Shaw
SIGNAGE	Facade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



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



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