

# FOR SALE/LEASE

## MAIN FLOOR UNIT AT WYE BUSINESS CENTRE #400 & #405, 450 Ordze Road, Sherwood Park, AB



### HIGHLIGHTS

- 3,100 sq ft (+/-) main floor commercial unit
- Built out as a turnkey gym space
- Located just off Wye Road with excellent access & close proximity to numerous amenities
- Join other retailers including Pulse Veterinary, Registry on Wye, Concrete Blonde & more!

### CONTACT

#### SCOTT ENDRES

Partner, Broker

**C** 780.720.6541

scott@royalparkrealty.com

#### JOEL WOLSKI

Director, Associate

**C** 780.904.5630

joel@royalparkrealty.com

#### JOANNA LEWIS

Associate

**D** 780.423.7580

joanna@royalparkrealty.com



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REALTY™**

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

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# Wye Business Centre | Sherwood Park - Main Floor Unit For Sale/Lease



Excellent opportunity for:

- Dental
- Optometrist
- Office
- Retail/Cafe

## Property Information

MUNICIPAL ADDRESS	#400 & #405, 450 Ordze Road, Sherwood Park, Alberta
LEGAL DESCRIPTION	Condo Plan: 1923384 Units: 16 & 17
ZONING	<a href="#">DC 19 Area "B"</a>
DEVELOPMENT	Wye Business Centre
SPACE AVAILABLE	3,100 sq ft ±
PARKING	Scramble
SIGNAGE	Facade & Pylon

## Financial Information

Sale Price:	\$990,000.00 (\$319.35 psf)
Condo Fees:	\$1,135.79/month (2024)
Property Taxes:	\$14,112.44/annum (2024)

Lease Rate:	\$20.00/sq ft
Operating Costs:	\$8.95/sq ft (2024)
Term:	Negotiable
Possession:	Immediate

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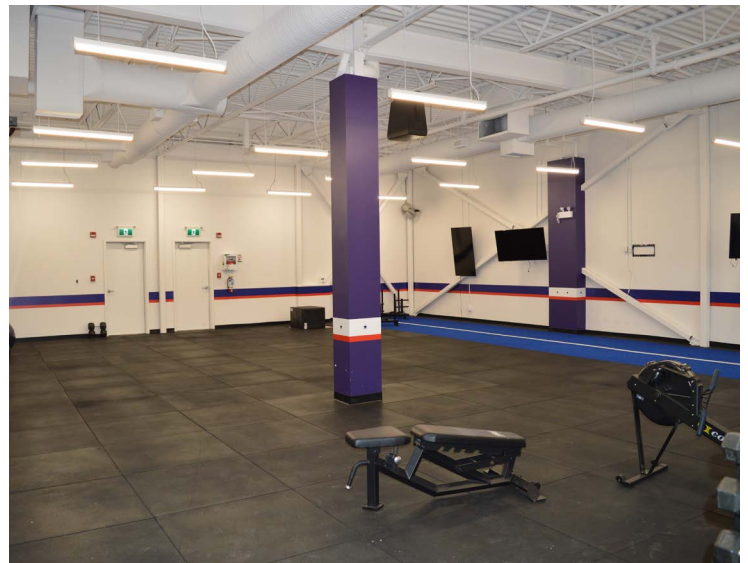
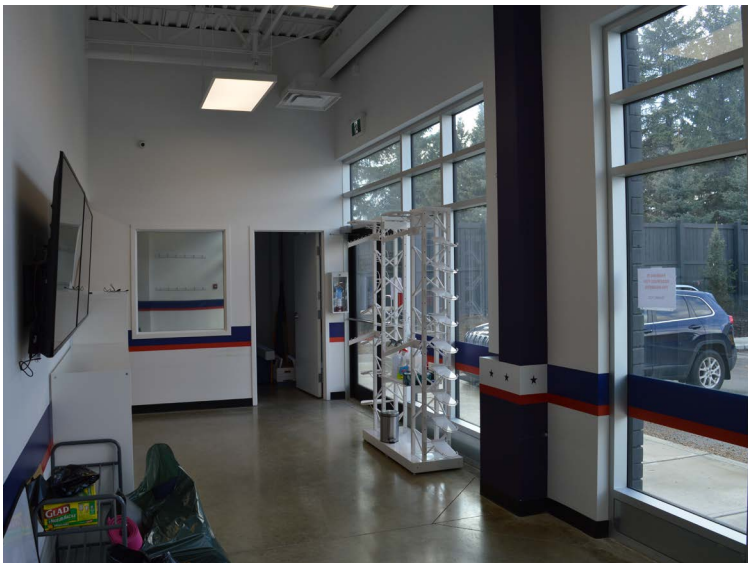
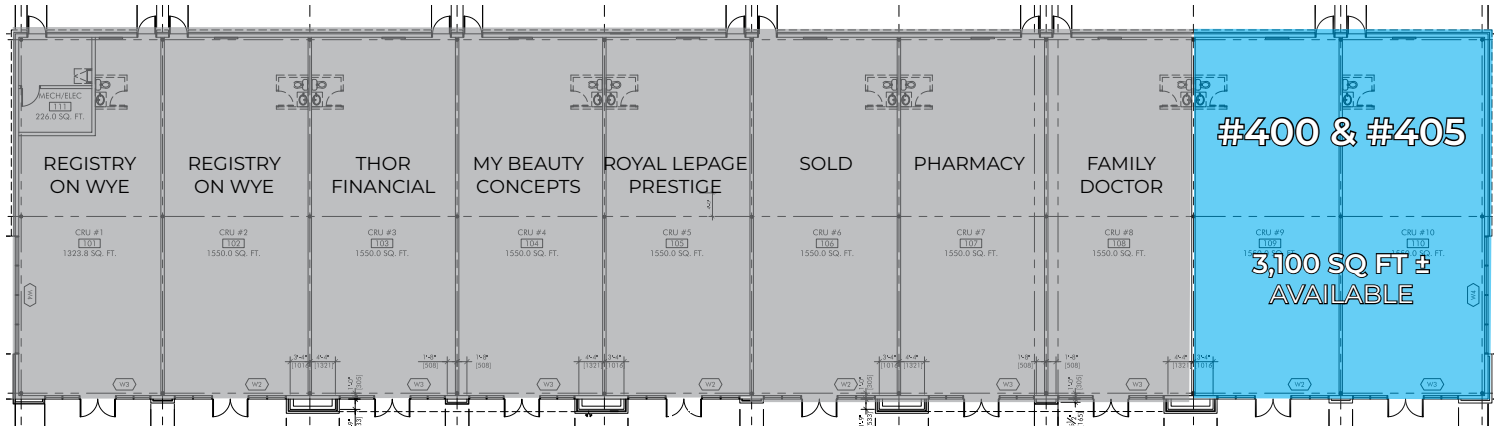
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



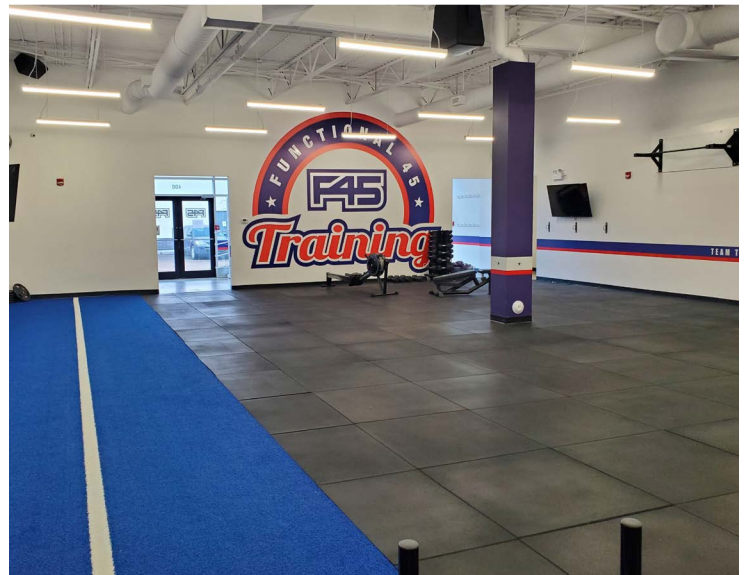
# Wye Business Centre | Sherwood Park - Main Floor Unit For Sale/Lease

## Building B - Main Floor



## Additional Features

- Prominent signage opportunities, abundant on-site parking, bicycle storage, elevator access
- Close proximity to numerous amenities
- Located just off Wye Road
- Easy access to main arterial routes
- Walking distance to Ordze Transit Centre
- Sherwood Park continues to experience strong population growth with an above average income, allowing for increased retail spending



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

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