

# FOR SALE/LEASE

## SECOND FLOOR OFFICE SPACE

#200, 849 Premier Way, Sherwood Park, AB



### HIGHLIGHTS

- 2,282 sq ft ± open concept office condo
- Adjacent to Millenium Place Rec Center
- Common washrooms
- One underground parking stall, surface parking also available

#### SCOTT ENDRES

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#### JOEL WOLSKI

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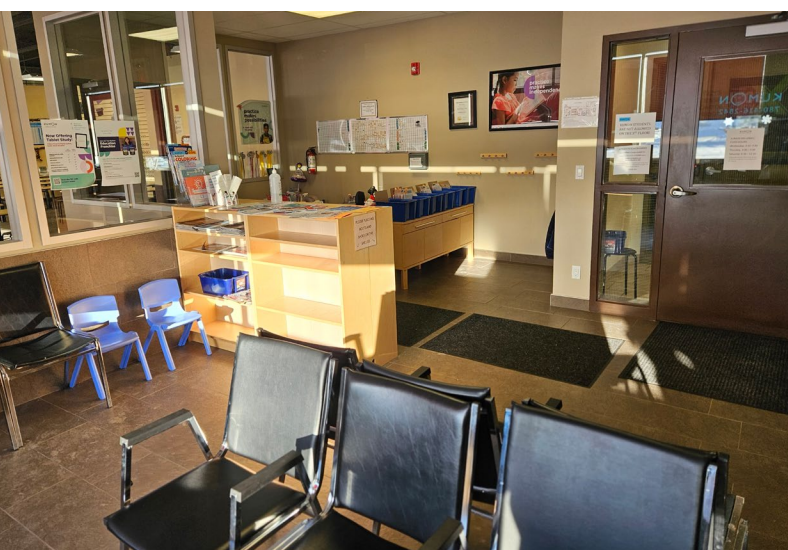
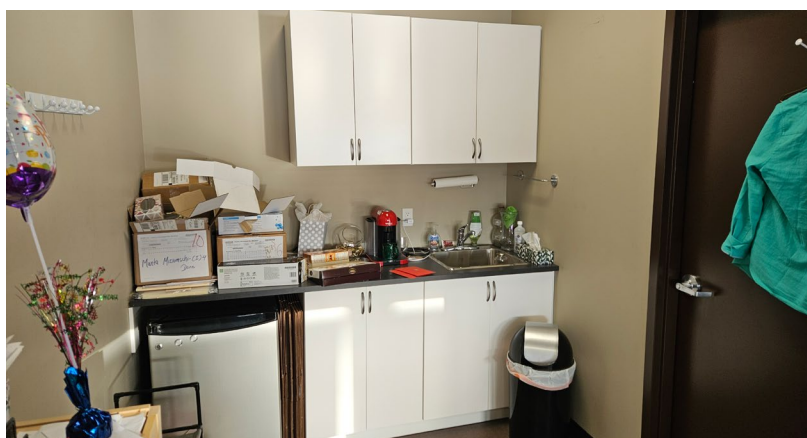
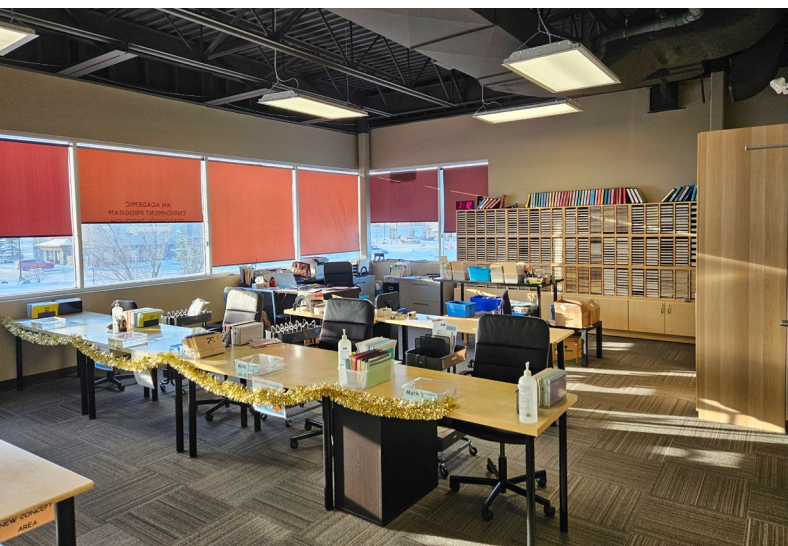
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### Property Details & Financials

MUNICIPAL ADDRESS	Unit 200, 849 Premier Way, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 1521168; Unit: 48 Parking Stall: Plan: 1424526; Unit: 15
PARKING	One underground stall included plus 10 surface
SIGNAGE	Building signage available
SIZE	2,282 sq ft ±
SALE PRICE	<b>\$735,000.00</b>
CONDO FEES	\$1,565/month (2026)
PROPERTY TAXES	\$10,316/annum (2025)
LEASE RATE	\$19.00/sq ft (2026)
OP COSTS	\$12.76/sq ft (2026)
POSSESSION	60 days notice
TERM	5 years preferable



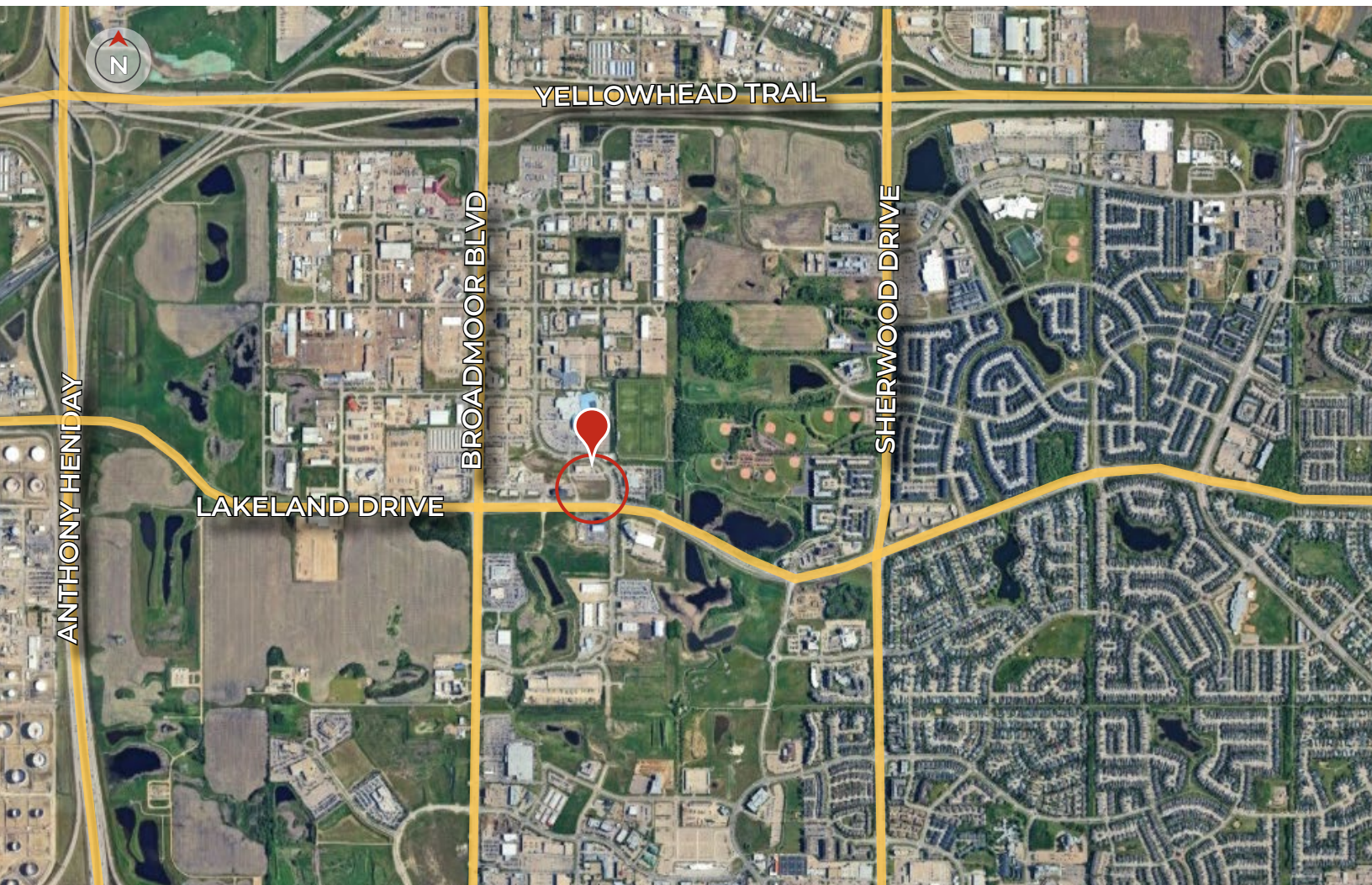
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**Property Location |** #200, 849 Premier Way, Sherwood Park, AB



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



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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 The offering may be withdrawn at any time without notice or cause.