

For Sale

Main Floor Office/Retail
1,523 sq.ft.±



168, 150 Chippewa Road Sherwood Park, Alberta

Property Features

- 1,523 sq.ft.± of main floor area in Broadmoor Centre in Heritage Court
- Nicely developed professional office
- Currently operated as an accounting office with reception area and counter, one (1) washroom, two (2) offices, filing room and open office/break room area
- Air-conditioned
- Conveniently located on Chippewa Road, one block south of Baseline Road minutes to Anthony Henday Drive



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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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Additional Information:

SPACE AVAILABLE	1,523 sq.ft.±
AVAILABLE	Immediately
LEGAL DESCRIPTION	Plan 0122533, Unit 7
ZONING	C-5 Service Commercial
PARKING	119 unassigned parking stalls on the south portion of the complex
YEAR BUILT	2001
PROPERTY TAXES	\$5,723.03 (2017)
CONDO FEES	\$540.00/month
SALE PRICE	\$589,000

VR TOUR: <http://bit.ly/2LpsUVR>

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