



113, 37 Athabasca Ave Sherwood Park, Alberta

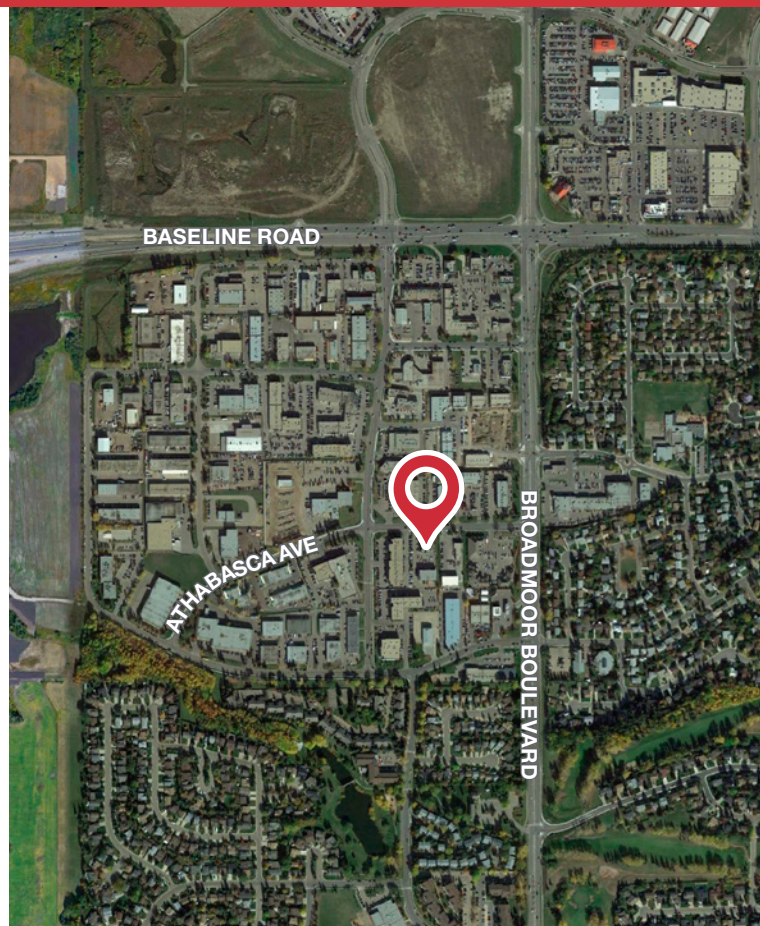
Property Features

- 1,039 sq.ft.± main floor office/retail space
- Convenient northwest Sherwood Park location
- 30± parking stalls
- Newer construction with professional condo management in place
- Excellent signage opportunity
- Ideal for professional office/aesthetics/spa

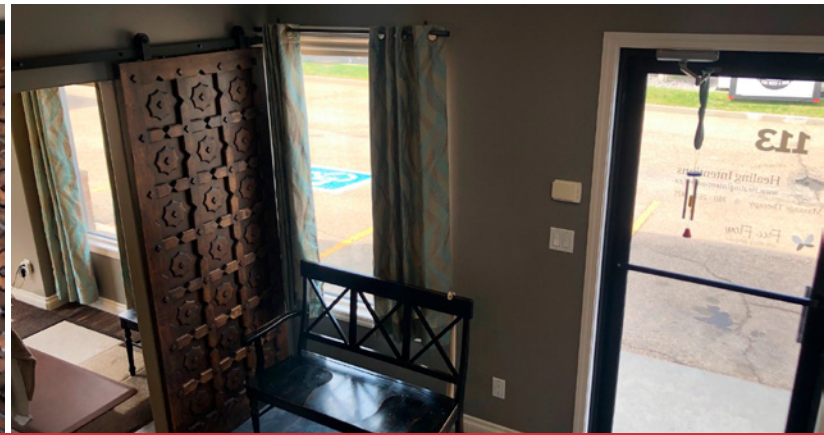
Don Robinson

587 635 2490

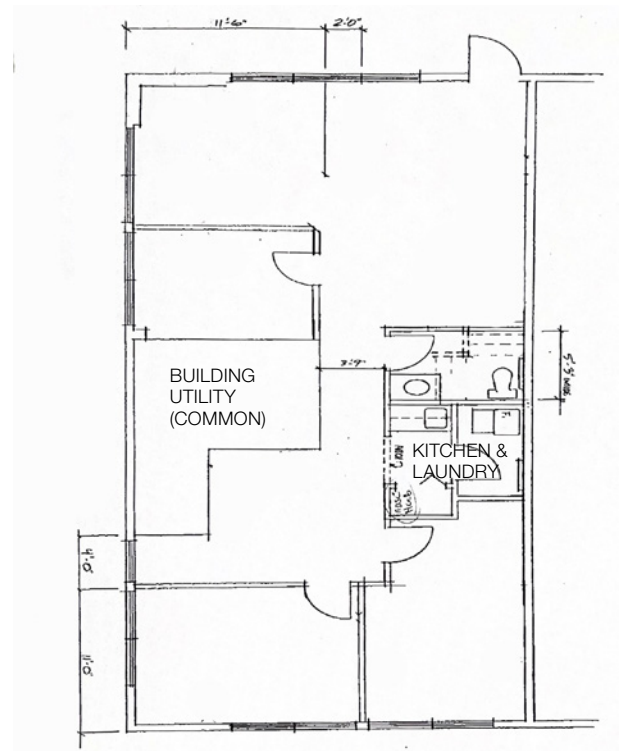
drobinson@naiedmonton.com



For Sale:
113, 37 Athabasca Avenue, Sherwood Park, Alberta



SIZE AVAILABLE	1,039 sq.ft.±
LEGAL DESCRIPTION	Plan 0124629, Units 12
ZONING	C5 (Service Commercial)
CONDO FEES	\$525/unit/month (2022)
PROPERTY TAXES	\$3,609/annum (2022)
SALE PRICE	\$324,900 \$314,900



70,099
POPULATION IN
THE AREA
(2021)



0.9%
ANNUAL
POPULATION
GROWTH
(2021-2026)



28,346
DAYTIME
EMPLOYEES
IN THE AREA



\$154,101
AVERAGE
HOUSEHOLD
INCOME

SOURCED FROM 2022 COSTAR DEMOGRAPHICS (5KM RADIUS)

NAI Commercial

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