

# FOR SALE

## SHERWOOD PARK OFFICE CONDO

#258, 150 Chippewa Road, Sherwood Park, AB



### HIGHLIGHTS

- 3,186 sq ft ± fully developed 2nd floor modern end unit with extra windows
- Vacant, move in ready with fully furnished option available
- 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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ROYAL PARK  
REALTY™

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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## Property Details & Financials

MUNICIPAL ADDRESS	#258, 150 Chippewa Road, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 0122593; Unit: 15
ZONING	C5 ( <a href="#">Service Commercial</a> )
YEAR BUILT	2001
SIZE	3,186 sq ft ±
PARKING	Scramble
INTERNET	Shaw
SIGNAGE	Facade
SALE PRICE	<b>\$908,010.00 (\$285.00/sq ft)</b>
CONDO FEES	\$1,214.51/month (2025)
PROPERTY TAXES	\$12,265.31/yr (2025)
POSSESSION	Immediate



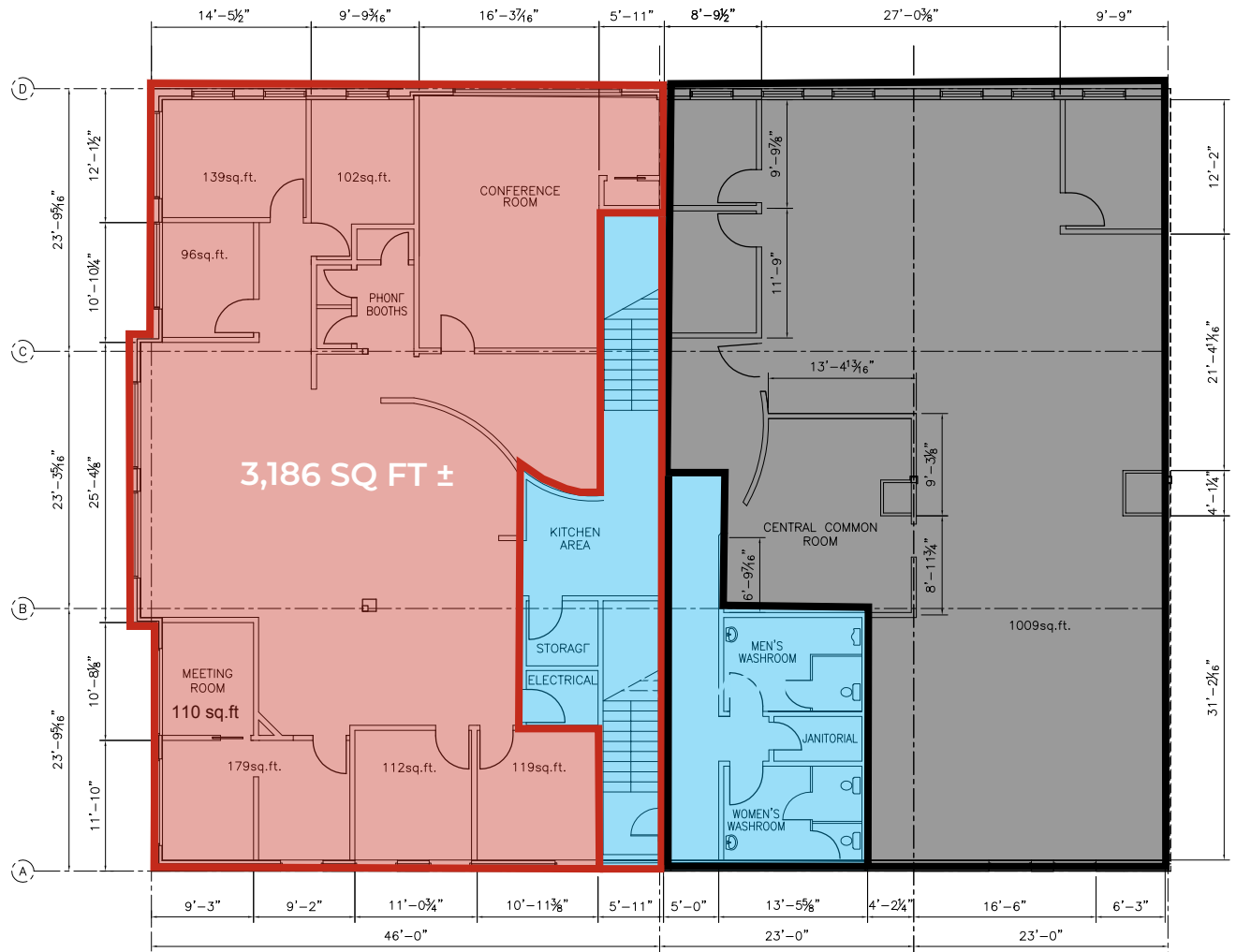
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Quality Based on **Results**, Not **Promises**.



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