



## Sherwood Park Alberta

\$1,250,000

An exceptional opportunity to purchase a good quality, fully built out office space in the heart of Sherwood Park. This commercial condominium offers a prime location with C5 zoning and effortless access to both Baseline Road and Anthony Henday Drive. Spanning over 3600 sq. ft. across two levels, the property includes 8 generous offices, two boardrooms, reception area, three washrooms, kitchen, file room and storage. An additional 1436 sq. ft. is currently leased, providing income for the new owner. With twelve dedicated parking stalls conveniently located at the front entrance, accessibility is seamless for both staff and clients. Rarely does a property combine location, versatility, and investment appeal so completely. Whether for your own business or as part of a growing portfolio, this opportunity offers the best of both ownership and value. Other Property Types: Office, Retail Subject Space Width: 10 Subject Space Depth: 190 Ownership Interest: Private Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Kim Appointment Phone: 780-974-3357 Paragon Listing ID: E4455450 (id:6769)

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

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