



## Sherwood Park Alberta

\$16

An exceptional opportunity to lease 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 5400 sq. ft. across two levels, the property includes 8 generous offices, 4 boardrooms, reception area, three washrooms, kitchen, file room and storage. 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 Lease Operating Costs Included: property taxes, condo fees, utilities, HVAC maintenance, building insurance. Paragon Listing ID: E4455450 (id:6769)

Listing Presented By:



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