



Sherwood Park Alberta

\$1,850,000

Excellent investment opportunity in Sherwood Park's established Wye Road commercial district. Situated on 0.667 acres along Ordze Avenue, this strategically located property offers excellent exposure and convenient access to Wye Road, Sherwood Drive and Anthony Henday Drive. The site features a two-storey multi-tenant office building with a combination of existing tenancy and available space, offering flexibility for investors and owner-users. In addition to the +/-3,265 SF main and upper-level office space, the property includes an attached +/-780 SF garage and +/-1,235 SF of basement space, providing valuable additional space and flexibility. The property has also benefited from several recent improvements, including interior updates and a new A/C unit. A large paved lot provides ample on-site parking, with a portion currently leased to a neighbouring business, providing an additional income component. Surrounded by established retail, restaurants, professional services and commercial uses, the property is well positioned within one of Sherwood Park's most active commercial areas. Zoned DC19 Area A, this sizeable commercial site offers an attractive combination of existing improvements, current income and longer-term redevelopment potential. (id:6769)

Listing Presented By:



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