



## Sherwood Park Alberta

\$470,000

This professionally designed main-floor commercial office condo offers 1,580 square feet of flexible officespace within the established Broadway Business Square in Sherwood Park, Alberta. The property is ideally suited for owner-users, professional firms, investors, or businesses seeking a stable long-term operational base with shared-office flexibility. The current configuration includes a reception area, six private offices, a boardroom, two washrooms, and a central kitchenette/staff area. The layout may also support additional shared-office income opportunities to assist in offsetting operational ownership costs. Strategically positioned near Highway 16, Anthony Henday Drive, and Broadmoor Boulevard, the property offers excellent accessibility for clients, staff, and visitors. Potential uses may include accounting, legal, medical, consulting, education, real estate, and general office operations (id:6769)

Listing Presented By:



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