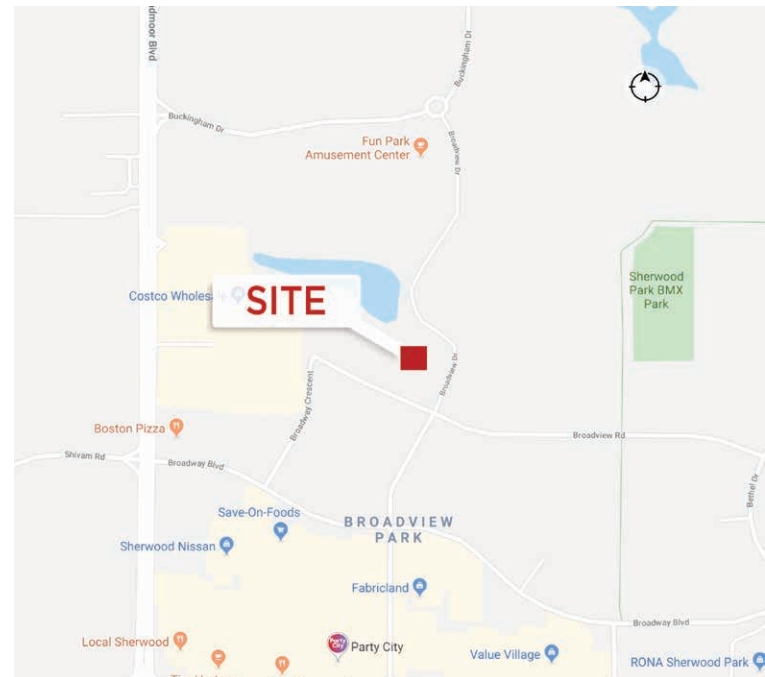




3,110 SF of High Quality Second Floor Office Space

Property Highlights

- Beautiful second floor walk up with easy access with two private entrances
- High quality built out office space with a reception, 8-9 offices, kitchenette, two washrooms, large boardroom and storage
- Join prestige tenants such as Primary Care Network, Nigro Manucci, Homes by Santos, Bluetrain Inc, Linford Chiropractic, and Silverado Land Consultants
- Nearby amenities such as Costco, Tim Horton's, Starbucks, and Joey's



Nicholas Hrebien

Associate

780 917 8345

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Suite 2700, TD Tower

10088 - 102 Avenue

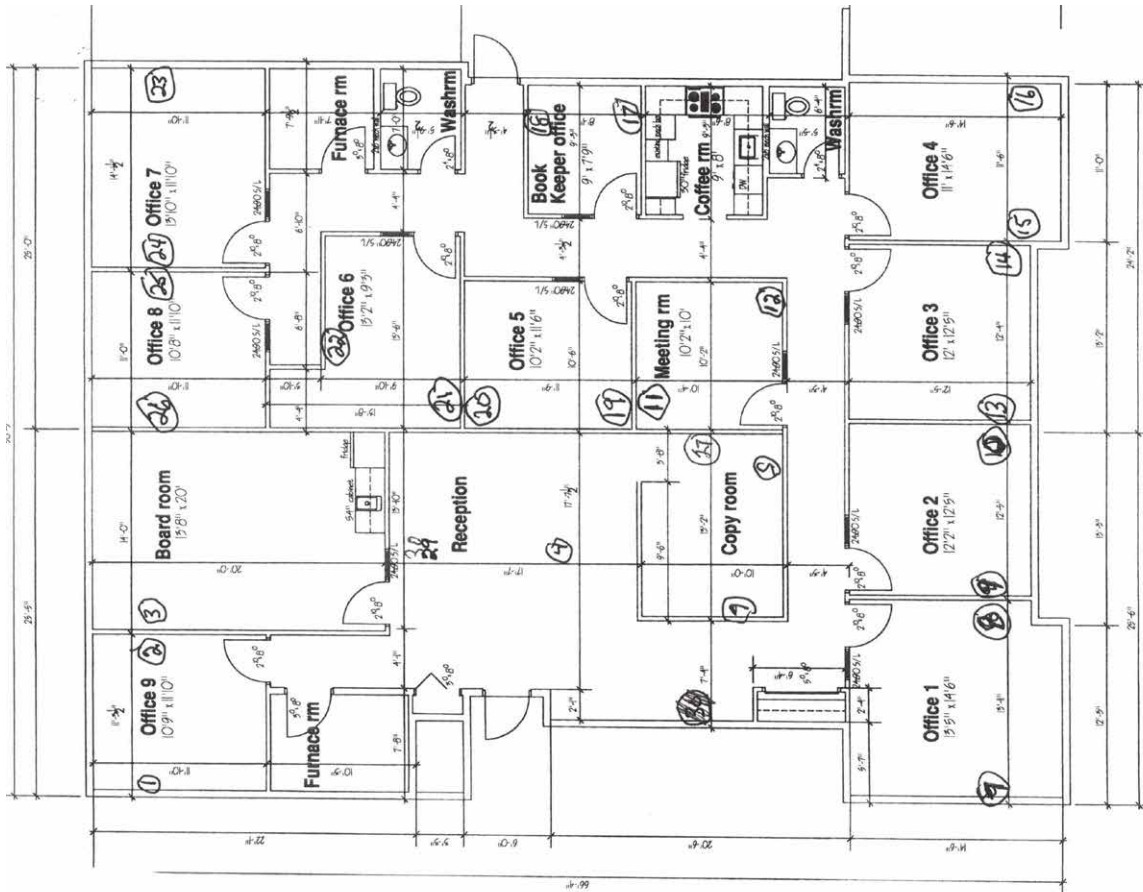
Edmonton, AB T5J 2Z1

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Property Details

Municipal Address:	#228, 150 Broadway Crescent, Sherwood Park, AB	Property Taxes (2019)	Unit 228: \$5,805.47 Unit 323: \$6,269.37
Legal Description:	Plan 1322722, Units 17 and 18	Condo Fees:	\$922.22 Monthly
Zoning:	C5 - Service Commercial	Sale Price:	\$1,100,000.00
Neighbourhood:	Sherwood Park	Availability:	Negotiable
Parking Area:	Surface Parking - Common area		
Type of Space:	Office		

Floor Plan



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FOR SALE

Broadview Centre

#228, 150 Broadway Crescent, Sherwood Park, AB

Demographics

POPULATION	1km	3km	5km
	2,560	31,685	72,221

HOUSEHOLDS	1km	3km	5km
	1,039	12,391	27,038

AVERAGE INCOME	1km	3km	5km
	\$116,005	\$133,585	\$160,054

Aerial



Amenities

- 1** Costco
- 2** Joey's Sherwood
- 3** Tim Horton's
- 4** Starbucks
- 5** Toast Breakfast & Lunch

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Property Photos



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