



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

BROADWAY BUSINESS SQUARE CONDO UNIT

130 Broadway Blvd #30,
Sherwood Park, AB

\$700,000



OWNER/USER OPPORTUNITY

2,334 SF

2,334 RETAIL CONDO UNIT FOR SALE

PROPERTY HIGHLIGHTS

- 2,334 SF developed office/retail condo for sale
- Beautiful showroom/retail component to the space
- Located in Broadway Business Square in Sherwood Park
- Built out kitchenette and washrooms
- Available immediately
- Purchase price: \$700,000

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PROPERTY DETAILS

Municipal Address:	130 Broadway Blvd #30	Utilities:	Separately Metered
Legal Description:	Unit 10 and 11, Condominium Plan 0024458	Price Per SF:	\$300 per SF
Zoning:	C5 (Service Commercial)	Purchase Price:	\$700,000
Parking Area:	Scramble	Condo Fees:	\$354 per month (For Each Unit) \$708 per month (For Both Units)
Size:	2,334 SF	Property Taxes:	\$4,416 (For Each Unit) \$8,832 (For Both Units)

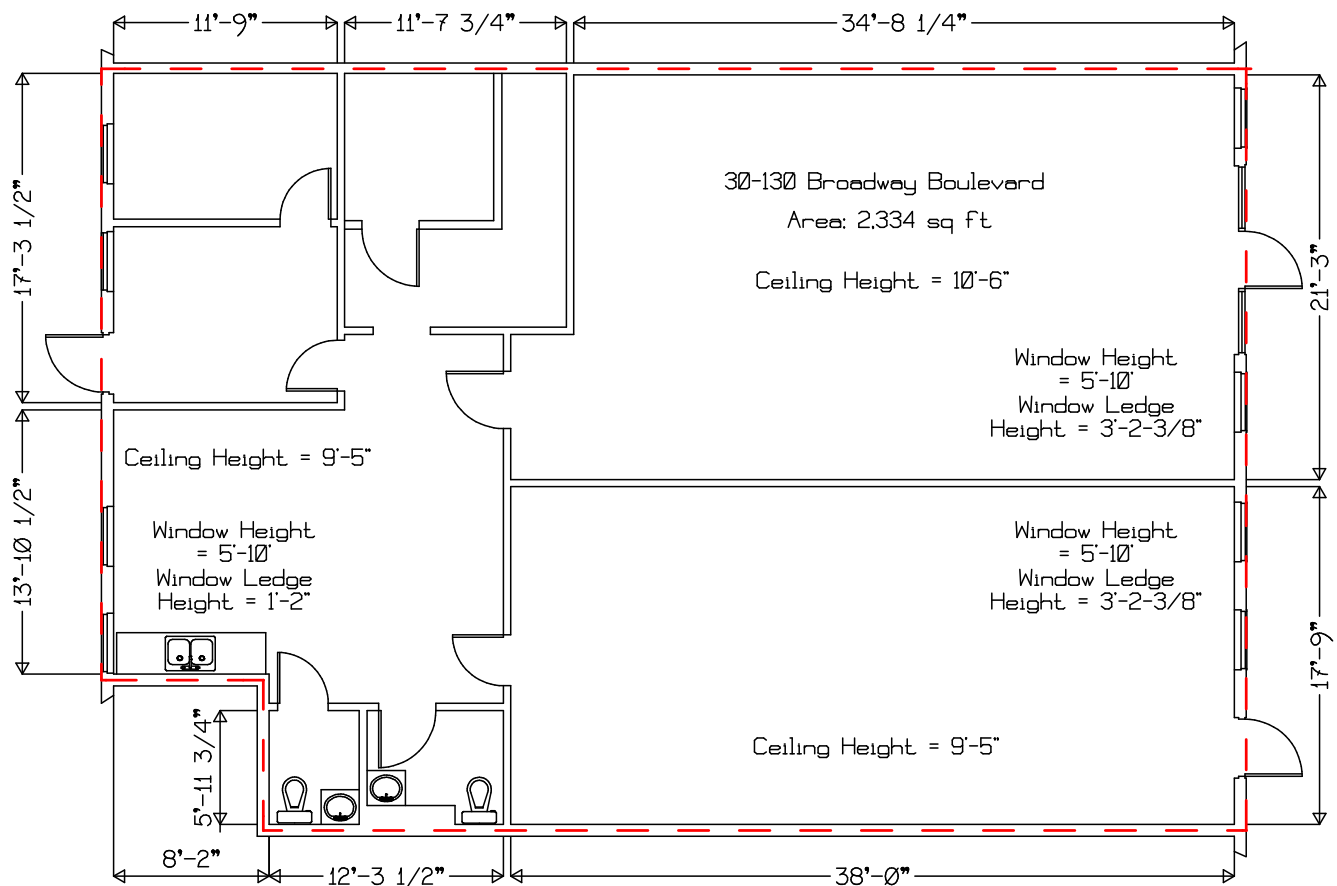
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PROPERTY PHOTOS





FLOOR PLAN




DEMOGRAPHICS

POPULATION			
	1km	3km	5km
	3,677	33,360	72,731

AVERAGE INCOME			
	1km	3km	5km
	\$110,744	\$123,614	\$149,488

HOUSEHOLDS			
	1km	3km	5km
	1,469	13,394	27,770

VEHICLES PER DAY			
	15,919 on Broadway Blvd in front of property in 2021		
			



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