



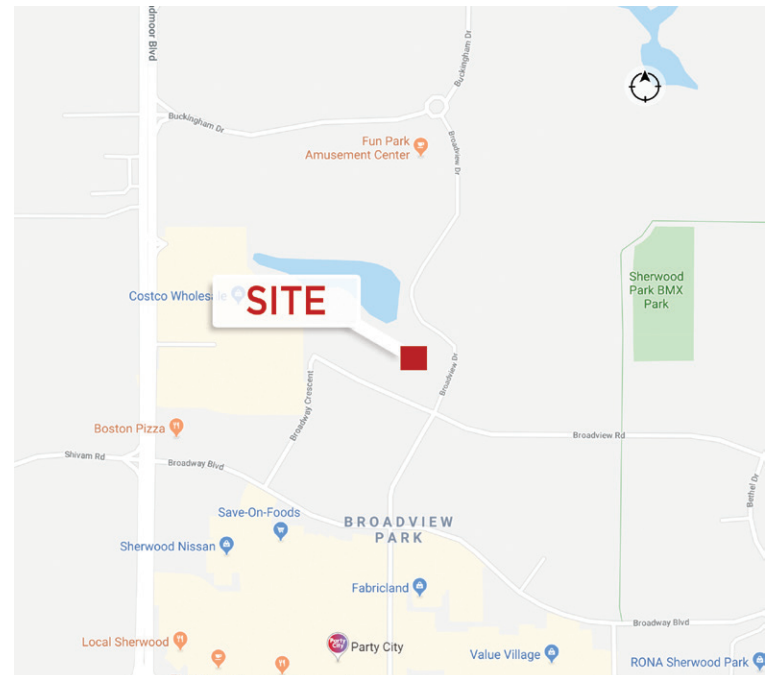
**HIGH QUALITY BUILD OUT**

**UNIQUE OFFICE SPACE**

## 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



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## Property Details

<b>Municipal Address:</b>	#228, 150 Broadway Crescent, Sherwood Park, AB
<b>Legal Description:</b>	Plan 1322722, Units 17 and 18
<b>Zoning:</b>	C5 - Service Commercial
<b>Neighbourhood:</b>	Sherwood Park
<b>Property Tax Assessment:</b>	TBD
<b>Parking Area:</b>	Surface Parking - Common area

<b>Type of Space:</b>	Office
<b>Property Taxes (2019)</b>	Unit 228: \$5,805.47 Unit 323: \$6,269.37
<b>Condo Fees:</b>	\$922.22 Monthly
<b>Sale Price:</b>	\$1,100,000.00
<b>Availability:</b>	90 Days (Negotiable)

## Aerial



## Amenities

- 1** Costco
- 2** Joey's Sherwood

- 3** Tim Horton's
- 4** Starbucks

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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

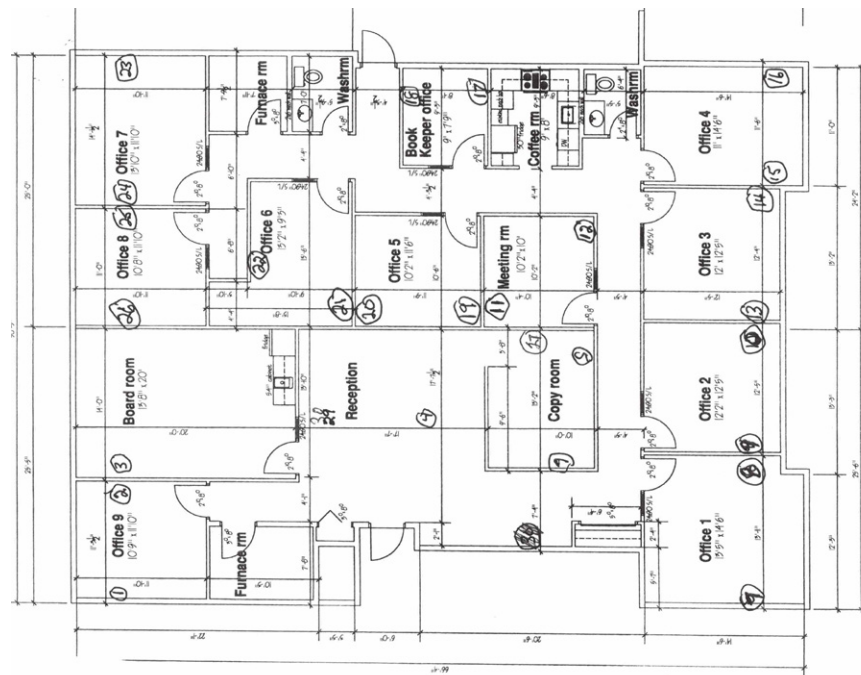
	HOUSEHOLDS		
	1km	3km	5km
	1,039	12,391	27,038

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

### Property Photos



### Floor Plan



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**Property Photos**



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