

**FOR SALE**

**6,362 SF  
SECOND FLOOR  
INVESTMENT/OWNER  
OFFICE SPACE**

**OWNER USER/INVESTMENT  
OFFICE SPACE**

#258, 150 Chippewa Road, Sherwood Park, AB

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**Shane Asbell**

Partner  
780 917 8346  
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**Jacob Dykstra**

Associate  
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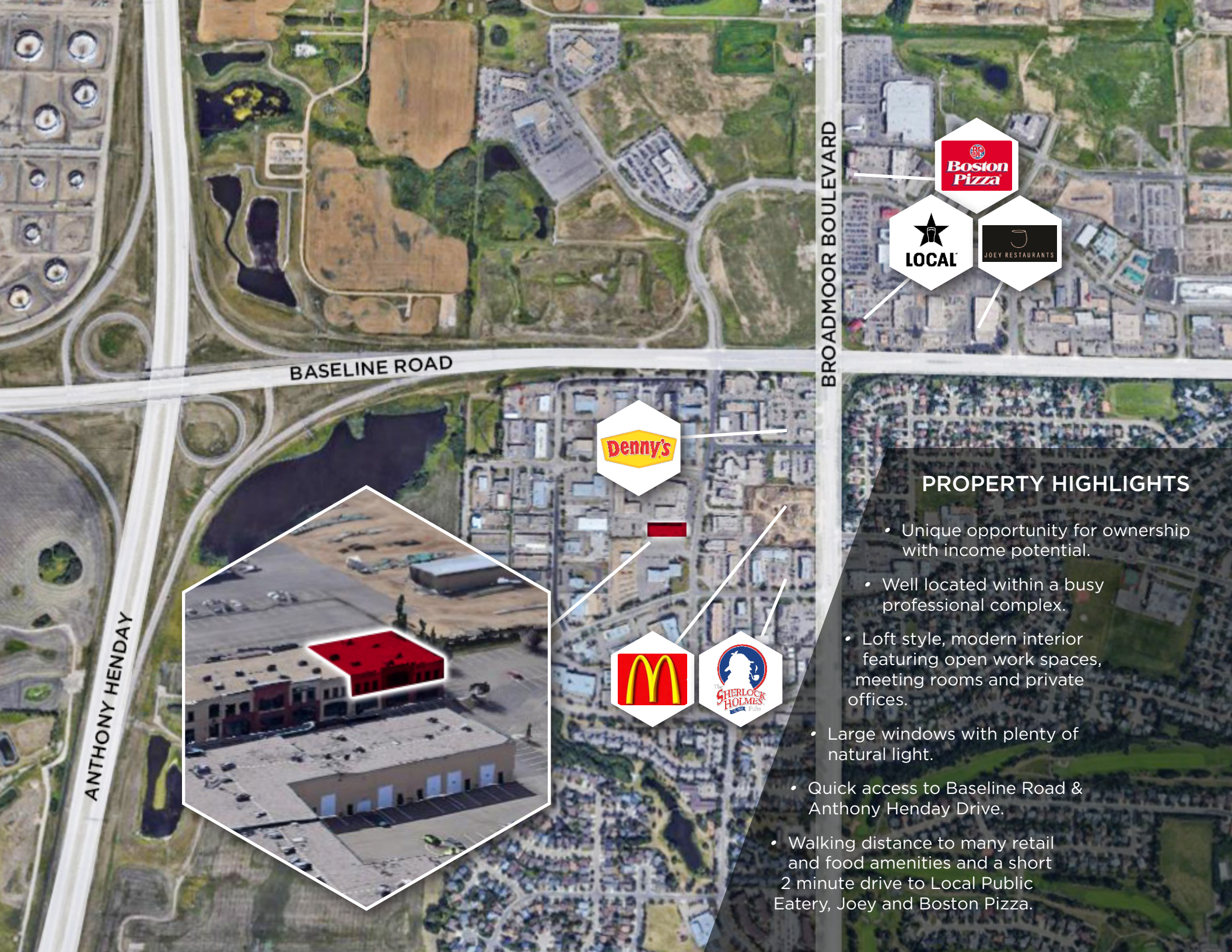
**Scott Vreeland**

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BASELINE ROAD

BROADMOOR BOULEVARD

ANTHONY HENDAY

Boston  
Pizza

LOCAL

JOEY RESTAURANTS

Denny's

McDonald's

SHERLOCK  
HOLMES  
MURDER MYSTERY

## PROPERTY HIGHLIGHTS

- Unique opportunity for ownership with income potential.
- Well located within a busy professional complex.
- Loft style, modern interior featuring open work spaces, meeting rooms and private offices.
- Large windows with plenty of natural light.
- Quick access to Baseline Road & Anthony Henday Drive.
- Walking distance to many retail and food amenities and a short 2 minute drive to Local Public Eatery, Joey and Boston Pizza.



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

#258, 150 Chippewa Road,  
Sherwood Park, AB

## LEGAL DESCRIPTION

Plan: 0122593; Units: 13 - 15

Plan: 0124397; Unit: 20

## AREA

6,362 SF

## ZONING

C5  
(Service Commercial)

## BUILT

2001

## PARKING

Scramble



## AVAILABLE AREA

3,150 SF Leased until  
August 31, 2024

## NET INCOME

Available upon  
execution of CA

## SALE PRICE

\$1,431,450  
(\$225.00 per SF)

## PROPERTY TAXES

\$17,111.93 (2022)

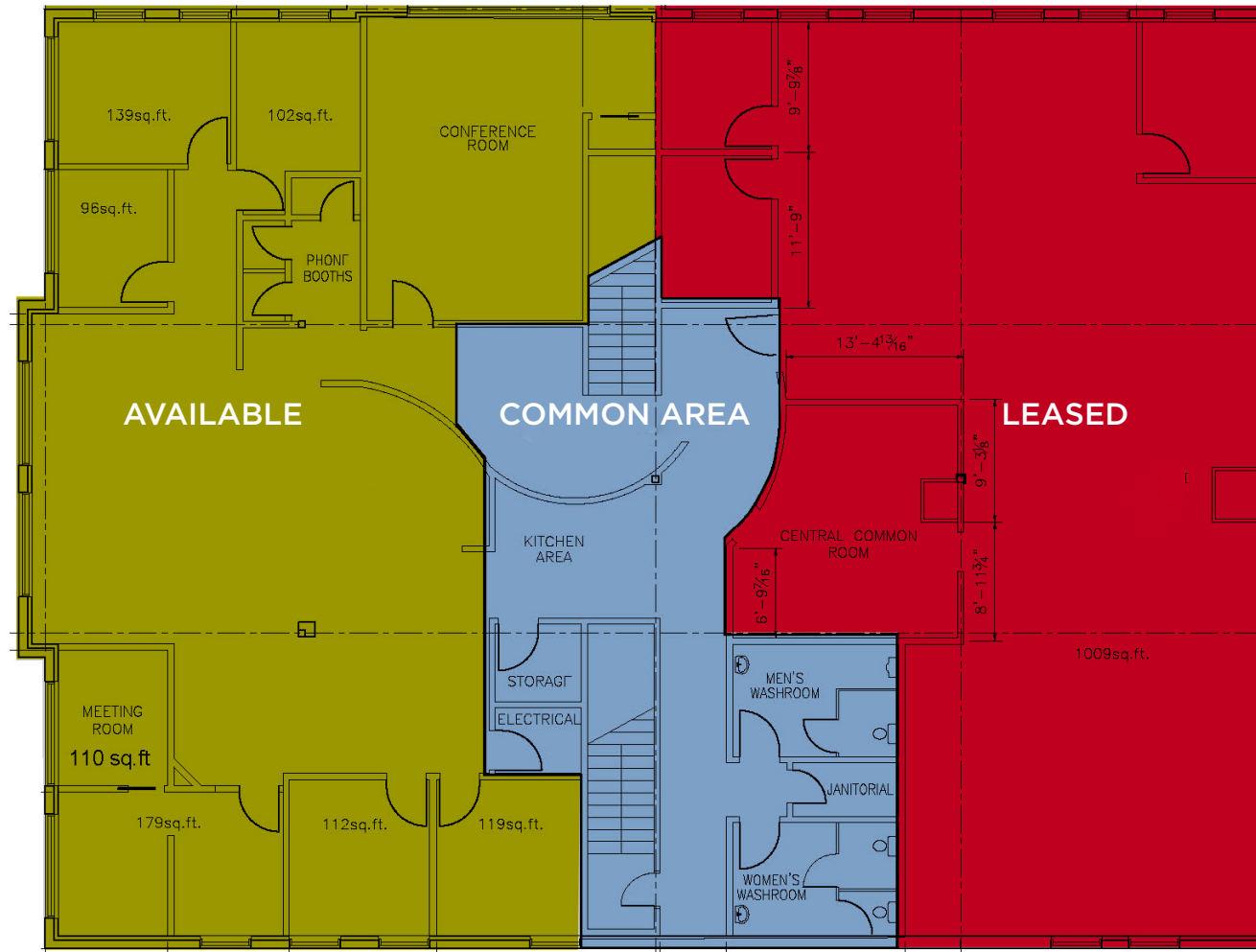
## CONDO FEES

TBD

## POSSESSION DATE

Negotiable

# FLOOR PLAN



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