

FOR SALE/FOR LEASE

Wye Road Business Centre

#430, 450 Ordze Road, Sherwood Park, AB



±1,550 SF Retail/Office Condominium Unit One of the Last Main Floor Units Available

Property Highlights

- Newly completed retail/office condominium Unit
- · Great accessibility off of Wye Road
- Businesses in the recently opened Wye Business
 Centre include Registry on Wye, Accord Medical, Thor
 Financial, Pulse Veterinary Clinic, Concrete Blonde Hair
 Salon, Professional Accounting Office, F45 Fitness
- Other nearby retailers include A&W, TD Bank, Bank of Montreal, Earl's Restaurant, Safeway, Canadian Tire, Wal Mart and many others along the busy Wye Road retail corridor
- At the door parking along with a good common parking pool



David Cooney

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Property Details

Municipal Address: #430, 450 Ordze Road,

Sherwood Park, AB

Zoning: DC-19 Area B

Possession: Available Immediately

Operating Costs: Property Taxes: \$3.87 per SF (2021 est.)

Condo Fees: \$3.20 per SF (2021 est.)

Signage: Exterior building signage available;

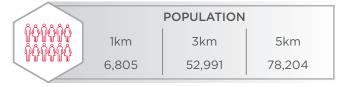
Pylon signage available \$70 per month for half-panel

Utilities: Separately metered

Sale Price: \$545,000 (\$352 per SF)

Basic Rent: \$24.00 per SF

Demographics





Aerial



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