



**±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**

Partner

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**CUSHMAN & WAKEFIELD**

**Edmonton**

Suite 2700, TD Tower

10088 - 102 Avenue


Edmonton, AB T5J 2Z1


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## Property Details

<b>Municipal Address:</b>	#430, 450 Ordze Road, Sherwood Park, AB
<b>Zoning:</b>	DC-19 Area B
<b>Possession:</b>	Available Immediately
<b>Operating Costs:</b>	Property Taxes: \$3.87 per SF (2021 est.) Condo Fees: \$3.20 per SF (2021 est.)
<b>Signage:</b>	Exterior building signage available; Pylon signage available \$70 per month for half-panel
<b>Utilities:</b>	Separately metered
<b>Sale Price:</b>	\$545,000 (\$352 per SF)
<b>Basic Rent:</b>	\$24.00 per SF

## Demographics

POPULATION	POPULATION		
	1km	3km	5km
	6,805	52,991	78,204

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$119,443	\$141,581	\$157,662

## Aerial



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