



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE

# CHIPPEWA ROAD OFFICE CONDO

#223, 9 Chippewa Road,  
Sherwood Park, AB

WESTANA PROFESSIONAL  
9 CHIPPEWA RD.



FULLY BUILT-OUT OFFICE

ELEVATOR EQUIPPED BUILDING

## OFFICE CONDO FOR SALE

### PROPERTY HIGHLIGHTS

- 1,040 SF of well built-out office space
- Functional layout consisting of 2 large offices, kitchen & reception
- Furniture is negotiable
- Close to major roadways and amenities

**Nick Mytopher**

Associate

587 597 5475

[nick.mytopher@cwedm.com](mailto:nick.mytopher@cwedm.com)

**Will Harvie**

Associate Partner

780 902 4278

[will.harvie@cwedm.com](mailto:will.harvie@cwedm.com)

**Kurt Paull, SIOR**

Associate Partner

780 702 4258

[kurt.paull@cwedm.com](mailto:kurt.paull@cwedm.com)

**Max McPeak**

Associate

780 700 5038

[max.mcpeak@cwedm.com](mailto:max.mcpeak@cwedm.com)

**CUSHMAN & WAKEFIELD  
Edmonton**

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

[www.cwedm.com](http://www.cwedm.com)

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# PROPERTY DETAILS

Municipal Address: #223, 9 Chippewa Road, Sherwood Park, AB

Zoning: C5 - Service Commercial

Available Area: 1,040 SF

Property Taxes: \$4,003.43 (2023)

Condo Fees: \$401.84/month

Parking: Ample Surface

Asking Price: \$317,200.00 (\$305.00/SF)

## AERIAL



# PROPERTY PHOTOS





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