

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

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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

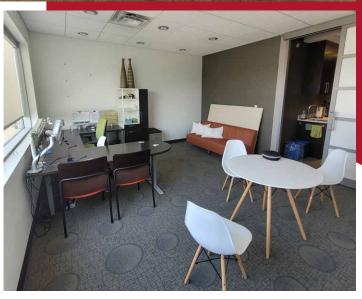


PROPERTY PHOTOS











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