



**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

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## PROPERTY DETAILS

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

Zoning: C5 - Service Commercial

Available Area: 1,040 SF

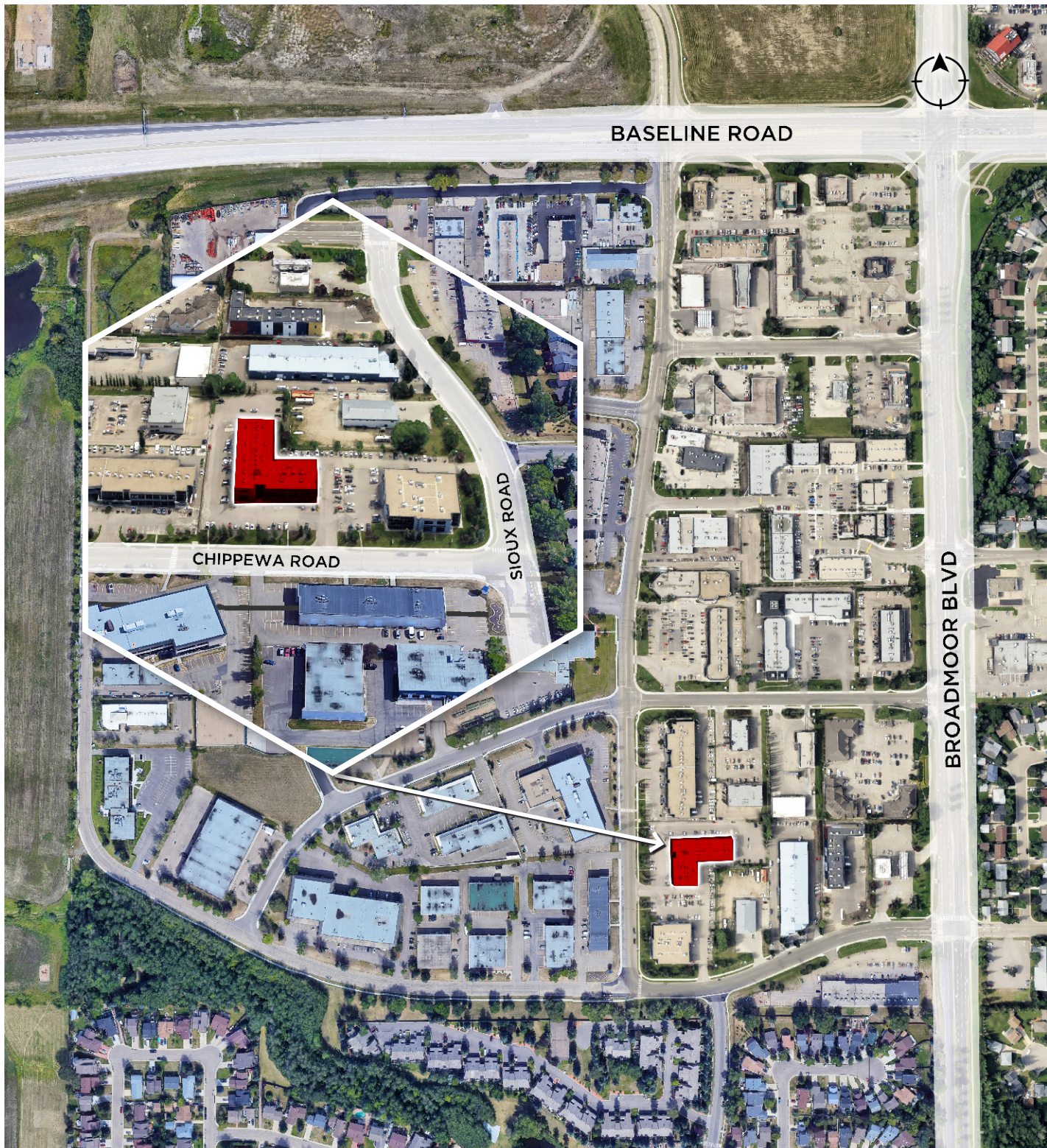
Property Taxes: \$4,003.43 (2023)

Condo Fees: \$401.84/month

Parking: Ample Surface

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

## AERIAL





## PROPERTY PHOTOS





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