



Sherwood Park 25 Office For Sale
Broadmoor Centre
 158 150 Chippewa RD
LP: \$949,900
Lse Rate:
SP:



ACTIVE

Trans Type: For Sale
Sale Type:
Zoning: C5
Prop Taxes: 10,072.29 / 2020
Other Types: OFC
Listing ID #: E4260453
Land Size SF:
Land Size Acres:
Lot Frontage:
Subj Prop Width:

Excellent space available in a two storey professional office building located in Sherwood Park. This 2,774 sqft space is on the ground floor at the west end of the complex. The bright space has windows on three sides with four individual offices, reception desk & seating area, boardroom, meeting room, library (could be used as an office), photocopy room, storage room, kitchen & two washrooms. Features include 10ft ceilings, 8ft mahogany doors, 3M film on the interior of all windows to prevent fading & heat gain, blinds on every window, wood panel walls & accents. Additional sound insulation is installed around all offices, the boardroom & across the whole ceiling area to minimize sound transfer from upstairs occupants. The two gas fired rooftop HVAC units provide heating/cooling & ventilation, with the space having two interior thermostat controlled areas. There is ample non-designated parking on two sides of the office space as well as a large open paved parking area with several electrified stalls.

Directions:

Virtual Tour:

Brochure:

Property Details

Ownership Interest: Private
Title to Land: Fee Simple
Env Asmt Phase:
RPR Survey Available: No
Seller Rights Res: No

General Building Details

Building Type: Condo Complex
Construction: Precast
Subject Space SqFt: 2,774
Subject Space Width: 0.00
Year Built: 2003

Land

Site Services:

Water Supply:
Sewer / Septic:

Multi Family

of Storeys:
of 1 Bedroom Apts:
of 2 Bedroom Apts:
of 3 Bedroom Apts:
of 4+ Bedroom Apts:
Total # of Units: 0
of Bachelor Apts:
of Penthouse Apts:
of Other Units:
of Parking Spaces:

APOD Information

Gross Operating Income:
Other Income:
Effective Gross Income:
Expense Total:
Total Op Expenses:
Net Operating Income:
Cap Rate:

Business/Business w/Property

Major Business Type:
Minor Business Type:

Lease Details

Lease Type:
Net Lse Rate SF/Annum:
Lease Term (in Months):

Lease Op Cost SqFt:
Subject Space SqFt: 2,774
Lease SubLease:

