

FOR LEASE

1,625 - 3,725 SF (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



217/221 – 65 Chippewa Rd, Sherwood Park, AB

SHERWOOD PARK COMMERCIAL CONDOS

Property Highlights

- 1,625 - 3,725 Sq. Ft. (+/-) of street front Office/Commercial space
- Great Visibility from Chippewa Road
- Ideal for a variety of businesses
- Ample parking on the site
- Easy access to transit routes and amenities nearby
- Minutes away from Baseline Road and Anthony Henday
- Lease to own options available
- Furniture available upon request



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

Sherwood Park Commercial Condos

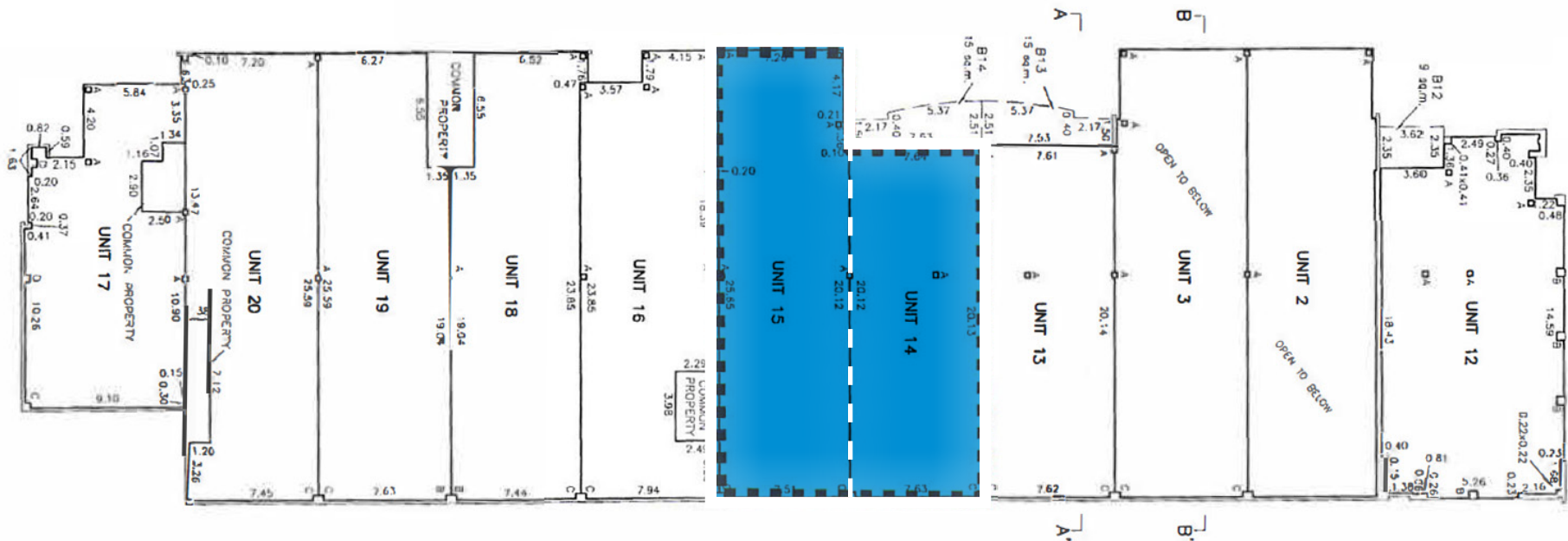
LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR LEASE

Sherwood Park Commercial Condos

Floor Plan



FOR LEASE

Sherwood Park Commercial Condos

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 217/221 - 65 Chippewa Rd. Sherwood Park, AB

Legal Address: 0320643 Block 14/15

Size: **Unit 217** 1,625 Sq. Ft. (+/-)

Unit 221 2,100 Sq. Ft. (+/-)

3,725 Sq. Ft (+/-)

Zoning: C5 (Service Commercial)

Parking: Ample on-site

Possession: Immediate/negotiable

\$\$\$

Lease Rate: \$11.00/Sq. Ft.

Contact

David J. Olson

Senior Associate

Cell: 780.908.1650

Direct: 780.784.5356

david@lizottterestalestate.com

Justin Sorensen

Associate

Cell: 780.257.6860

Direct: 780.784.9581

justin@lizottterestalestate.com

Soudabeh Mobin

Unlicensed Assistant

Cell: 780.340.9595

Direct: 780.784.9583

soudabeh@lizottterestalestate.com

ADDITIONAL INFORMATION

- 9 offices, 3 boardrooms, spacious balcony
- 2 kitchens
- 4 bathrooms
- Large bullpen area
- Can be demised into 2 separate offices

