

# FOR SALE

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
- Vendor financing available at below market rate
- 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](http://www.lizotterealestate.com)



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

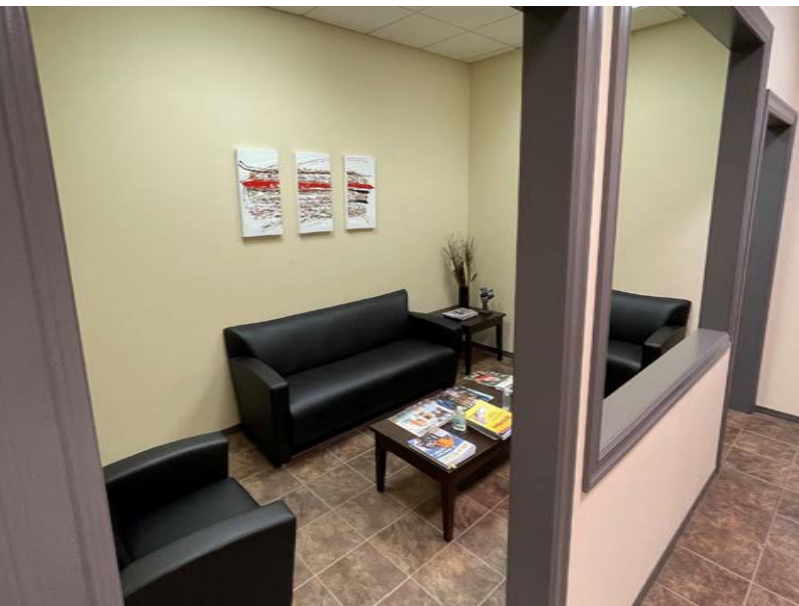


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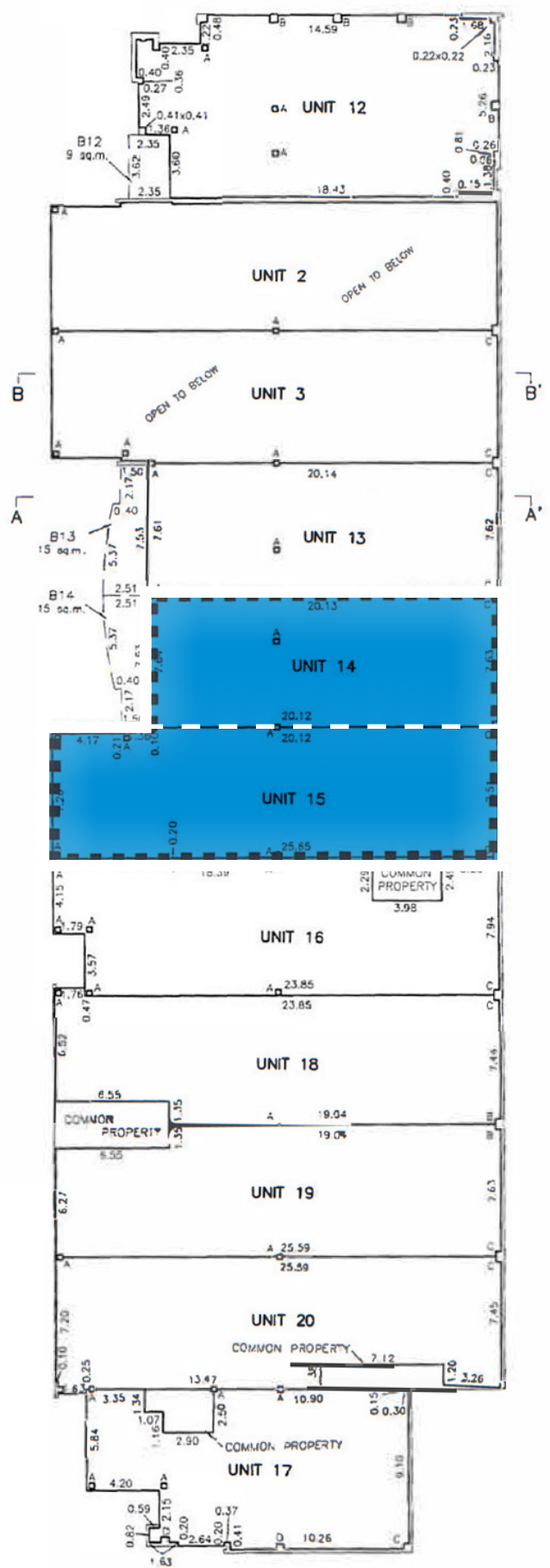
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## Sherwood Park Commercial Condos

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**Floor Plan**



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Unit Breakdown	Size	Sale Price based on \$200/SF	City Assessment Sale Price	Property Taxes Annually	Property Taxes Monthly	Condo Fees/Month
<b>Unit 221</b>	2,100 SF.	<b>\$420,000.00</b>	\$527,000.00	\$7,459.00	\$622.00	\$581.51
<b>Unit 217</b>	1,625 SF.	<b>\$325,000.00</b>	\$403,000.00	\$5,704.00	\$475.00	\$444.50

### Property Information

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

**Legal Address:** 0320643 Block 14/15

**Total Size:** 3,725 Sq. Ft (+/-)

**Zoning:** C5 (Service Commercial)

**Parking:** Ample on-site

**Possession:** Immediate/negotiable

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**Sale Price:** \$745,000.00

### Contact

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### ADDITIONAL INFORMATION

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

