

FOR SALE

RETAIL CONDOMINIUM

Sherwood Park, AB

PRICE REDUCED



HIGHLIGHTS

- 5,106 sq ft (+/-) of prime retail space in Sherwood Park
- Millennium Ridge in Sherwood Park is well located on Broadmoor Blvd and Lakeland Drive, with excellent access to the Yellowhead Trail and Baseline Road
- Millennium Place is right around the corner and is a very popular attraction for families in Sherwood Park
- Large retail floor area and ample storage space in the back of house in its current configuration
- Excellent space for retail, food service, medical/dental or investor
- Both units sold together

CONTACT

RAY PRITLOVE Associate
T 780.423.7584 C 780.263.3539
ray@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
8806 92 Street NW Edmonton, AB T6C 3R1

royalparkrealty.com



PROPERTY DETAILS

LEGAL DESCRIPTION	Condo Plan 1221815; Unit 30 Condo Plan 1221815; Unit 29
SIZE	Unit 30 - 3,297 sq ft (+/-) Unit 29 - 1,809 sq ft (+/-)
TOTAL SIZE	5,106 sq ft (+/-)
YEAR BUILT	2012
ZONING	C2 (Arterial Commercial)
PARKING	Ample surface parking is available
CONSTRUCTION	Concrete Tilt-Up

FINANCIALS

ASKING PRICE	\$1,998,000.00 \$1,890,000.00
PROPERTY TAXES	\$19,544.16 (2016)
CONDO FEES	\$2,363.29/month \$2,005.57/month

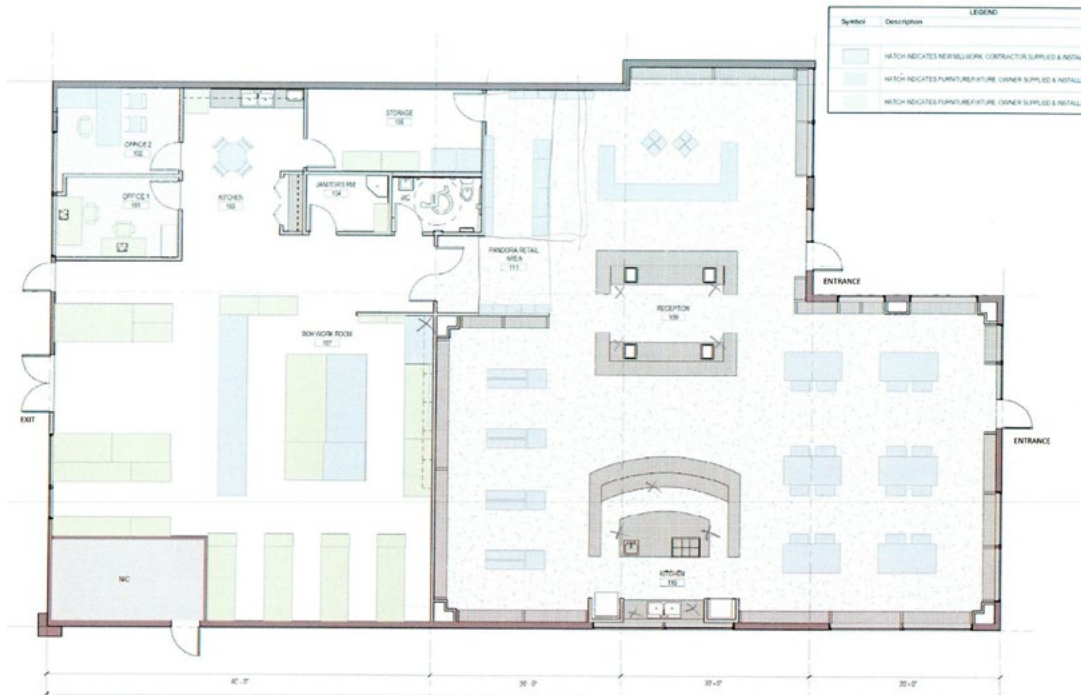


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FLOOR PLAN



PROPERTY LOCATION



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.