

52 Sioux Road, Suite 204, Sherwood Park

Built Out Office Condo for Sale

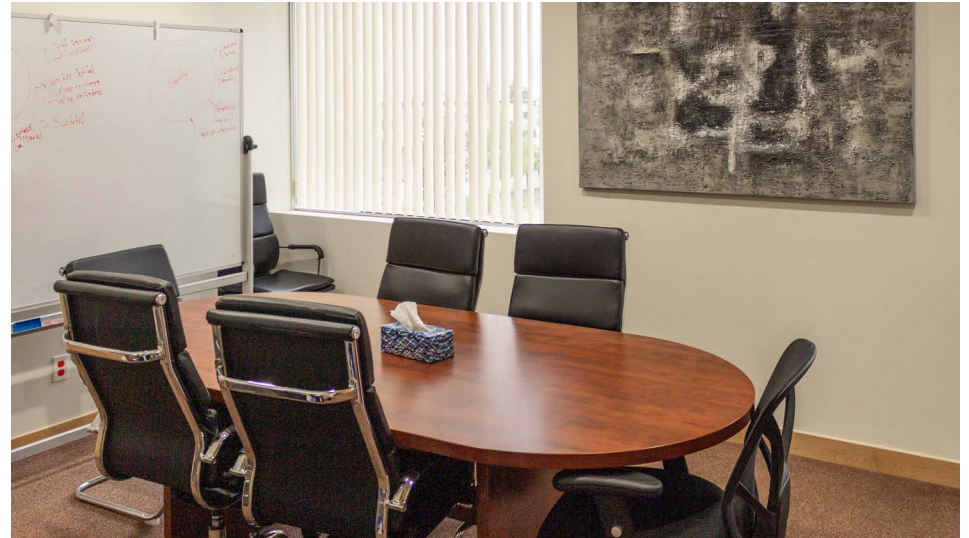


Nikita Alimushkin
780.994.2741
nalimushkin@cresa.com

Byron Wakeling
780.993.2367
bwakeling@cresa.com

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Space Profile

Year of Completion:	2007/2008
Legal Description:	Condo Plan 0820544; Unit 24
Usable Area:	+/- 1,776 sf
Asking Price:	\$524,000
2023 Property Taxes:	\$1987.82
Condo Fees:	\$738.20/month
Zoning:	C5 -Service Commercial
Parking:	Unreserved surface stalls
Signage:	Pylon and facade



Features & Amenities

Westana Square is a highly-visible, modern, mixed-use building located on the corner of Chippewa Road and Sioux Road

Easy access to Broadmoor Blvd via Sioux Road

Several amenities in the immediate area including coffee shops, retail, restaurants

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3 perimeter offices with large windows

1 executive corner office with an abundance of natural light

2 internal offices

Reception

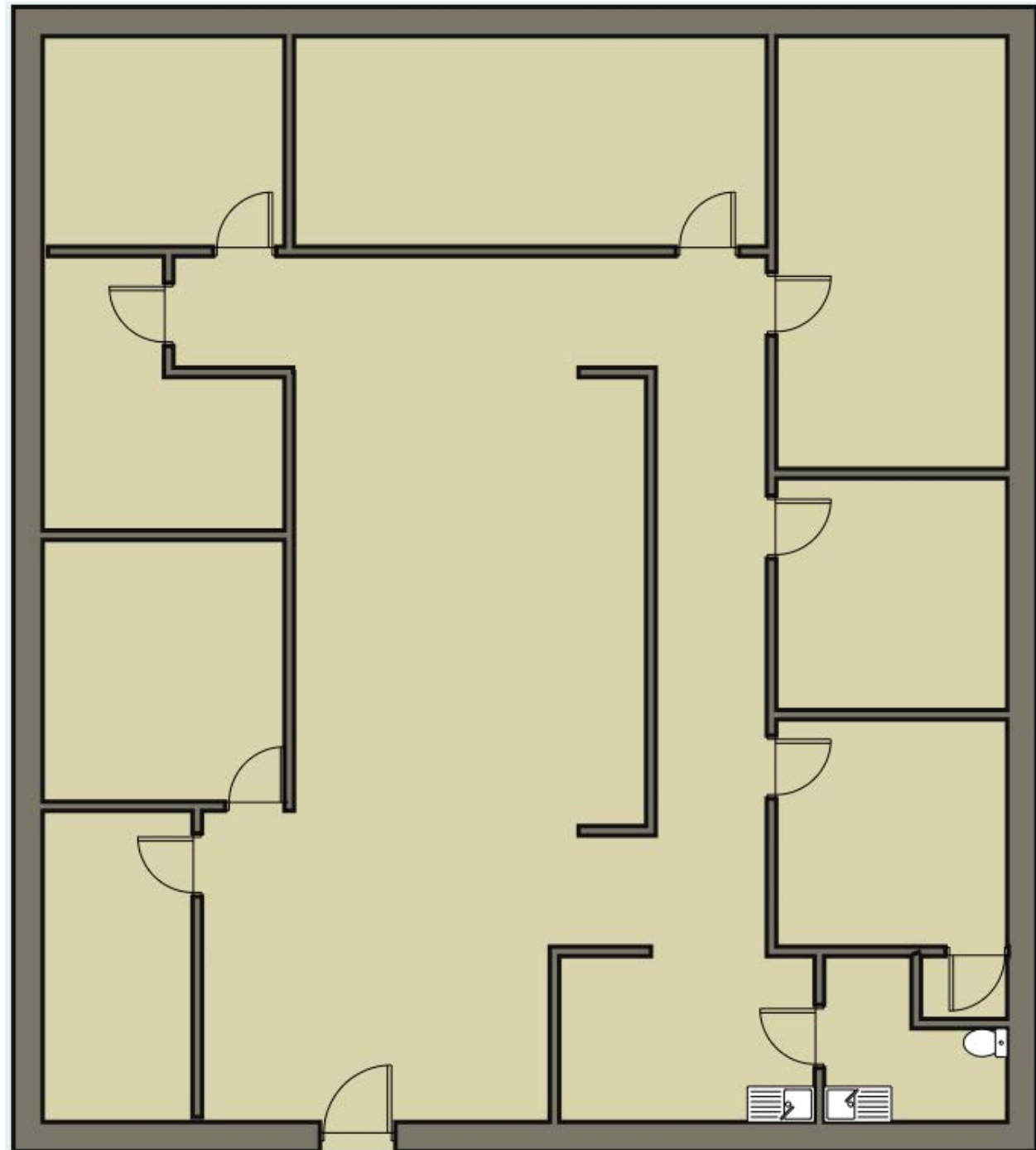
Boardroom

Central open concept waiting area

Kitchen

Single bathroom

Large storage area by entrance and small storage room inside an office



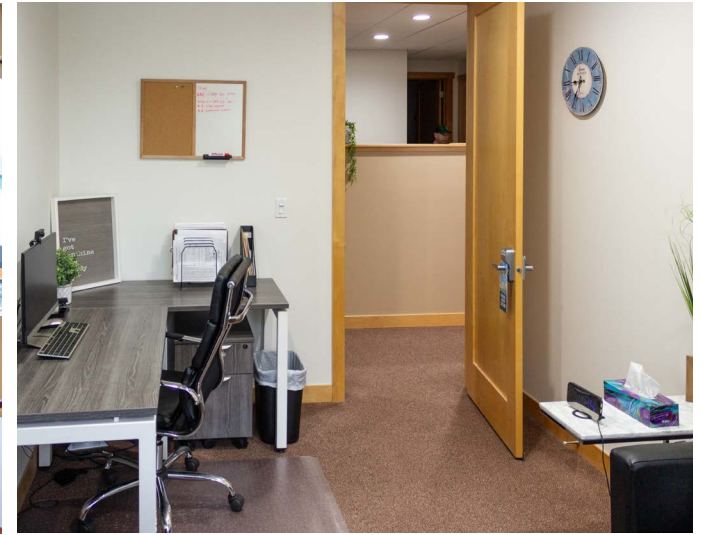
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Modern office condo for sale in Westana Square, Sherwood Park

This space is in move-in condition and well suited for small businesses that require office intensive space with spacious reception/waiting area.

Improvements are in excellent condition and the suite is in move-in condition. An abundance of natural light fills the space and makes it ideal for psychology users and other professionals

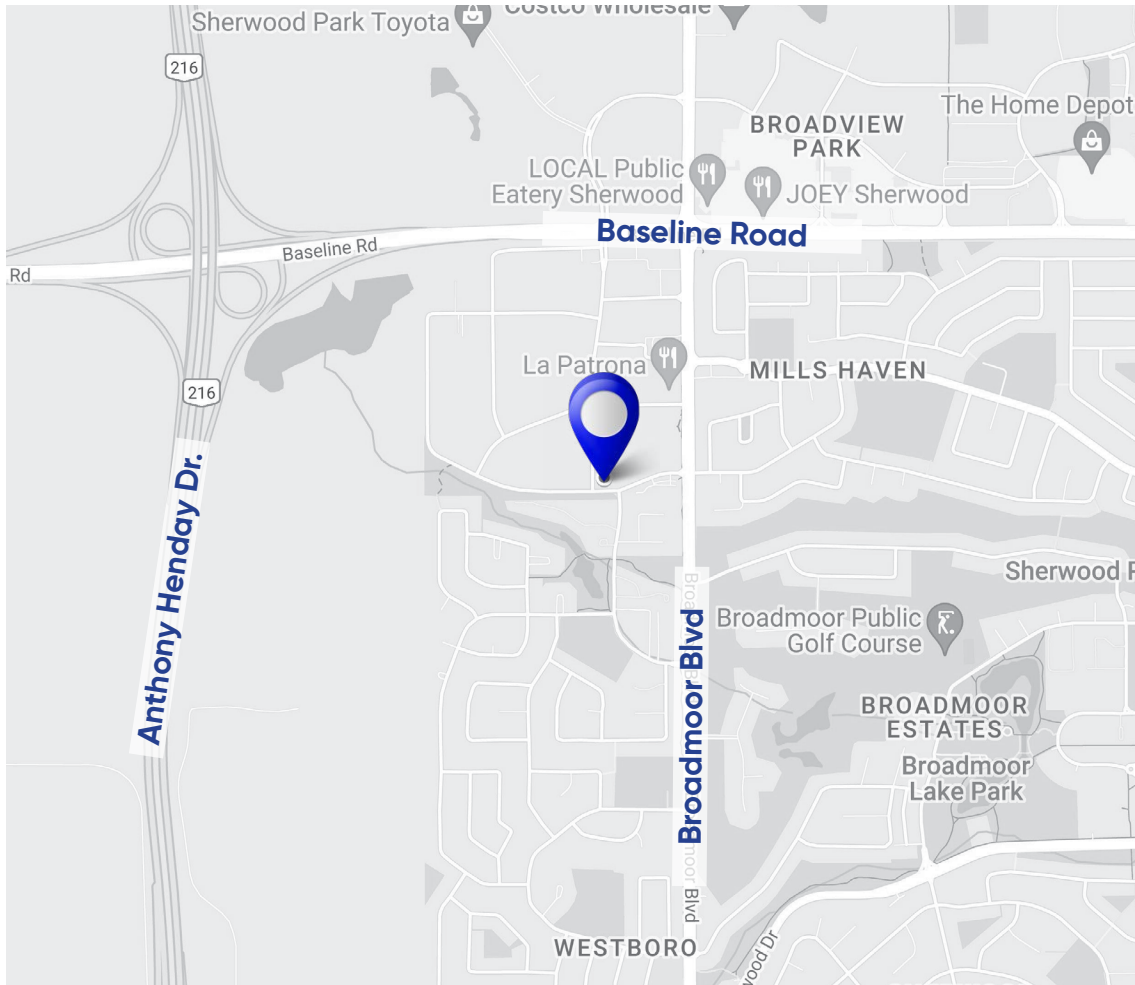
Well located on the west side of Sherwood Park, with several amenities in the immediate area. Anthony Henday Drive and Baseline Road is within a 5 minute drive and provides easy access to the City of Edmonton.



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Agent Information

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bwakeling@cresa.com

Cresa

10020 - 101A Avenue, Suite 1980 | Edmonton, AB T5J 3G2 | 780.900.8781 | cresa.com

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