

OFFICE CONDO FOR SALE

BROADVIEW CENTER

#228, 150 Broadway Crescent
Sherwood Park | AB



SUBSTANTIAL PRICE REDUCTION

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- **3,125 SF Turnkey Office Space**
- Easily accessible via Broadview Drive, Baseline Road, and Anthony Henday
- Professionally finished office suite featuring a welcoming reception area, private offices, a spacious boardroom, kitchenette, two washrooms, and dedicated storage
- Move-in ready with a thoughtful layout designed to support a productive and professional work environment
- Join Primary Care Network, Linford Chiropractic, Nigro Manucci, and more

OMADA-CRE.COM | 780.540.5320

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1400 Connect Tower
10020 101A Ave, Edmonton, AB T5J 3G2

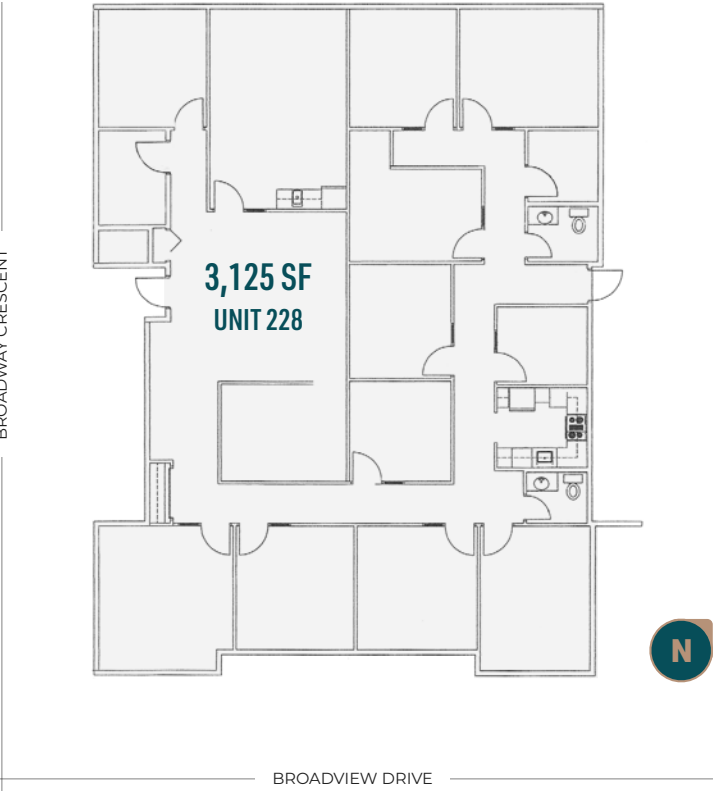
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PROPERTY FEATURES

Building Area	3,125 SF
Available	Immediately
Municipal	#228, 150 Broadway Crescent, Sherwood Park, AB T8H 0V3
Legal	Condominium Plan 1322722, Units 17 & 18
Zoning	C5 (Service Commercial)
Sale Price	\$925,000 → \$875,000
Property Taxes	\$14,022
Condo Fees	\$1,111.11 per month
Utilities	Separately metered
Parking	Scramble surface stalls



FLOOR PLAN



MARKET INSIGHT

Located within the Broadview Center, this premium turnkey second floor office space presents an immediate opportunity in one of Sherwood Park's most established commercial corridors.

The two storey professional building offers convenient access to major arterial routes, connecting tenants efficiently to all areas of Sherwood Park and the greater Edmonton region. The thoughtfully designed space features triple-glazed windows, independent HVAC systems, and fibre optic connectivity, making it well-suited for professional office and client-facing service businesses. Overlooking a natural habitat reserve and surrounded by a thriving mix of commercial and professional services, this location offers a fully turnkey office space in one of Alberta's fastest-growing communities.



TWO PRIVATE
ENTRANCES

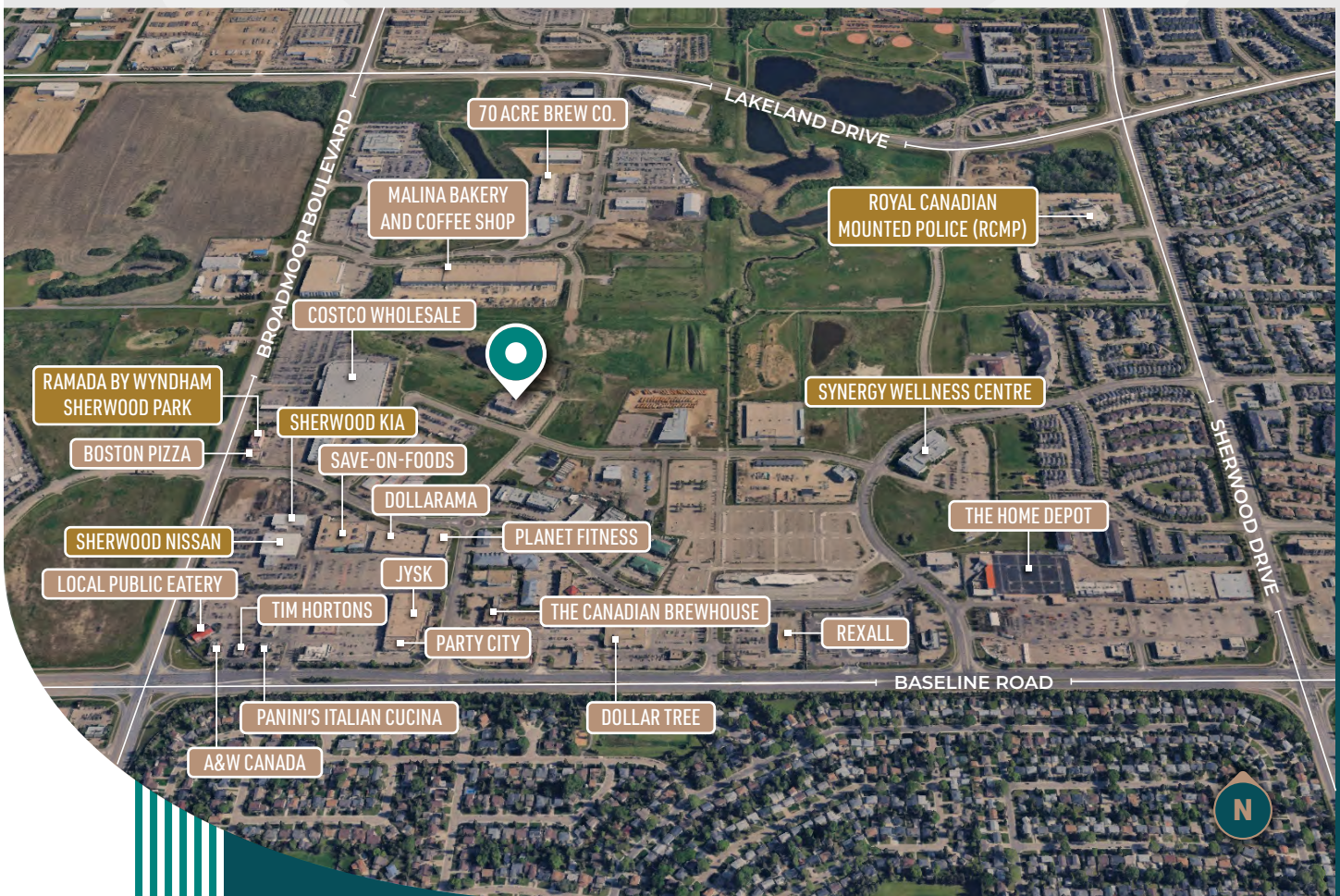


PROFESSIONALLY
MANAGED BUILDING



FREE SURFACE
PARKING

LOCATION OVERVIEW



AREA DEMOGRAPHICS

2 KM RADIUS

16,423

DAYTIME POPULATION

13,899 residents
3.8% growth (2020-2025)
5.1% projected growth (2025-2030)

\$135,962

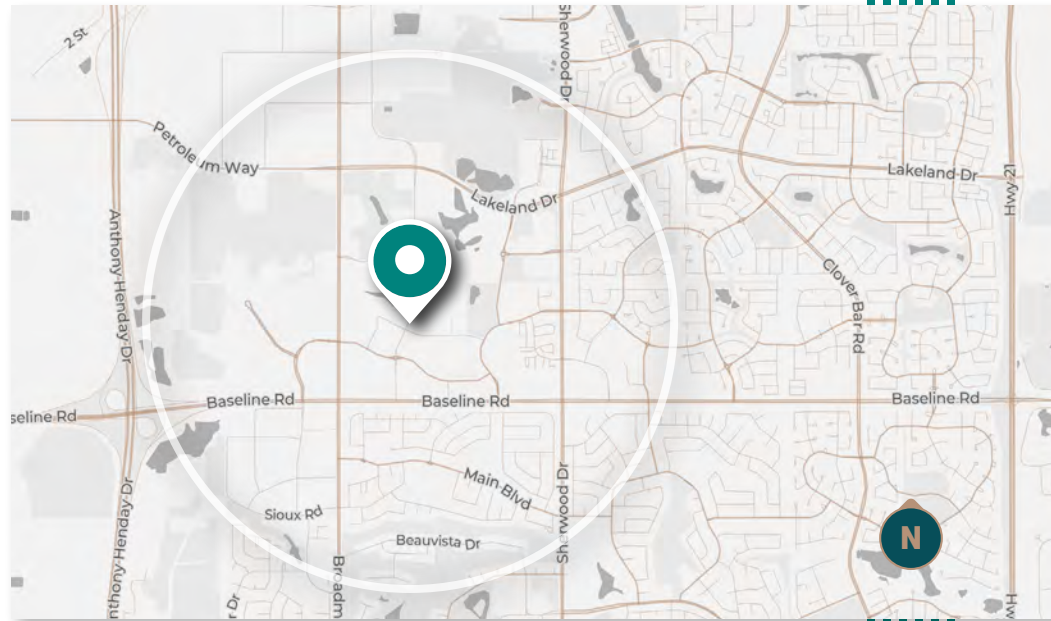
AVERAGE HOUSEHOLD INCOME

22.7% earn \$60 - \$100,000
50.7% earn \$100,000+

22.6%

20-39 YEARS

21.0% - 0-19 years
24.5% - 40-59 years
31.9% - 60+ years



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